30664-8 Box 14

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 180315524

Bill Garrett Davidson County
Batch# 82999 **DEEDWARR**
04/20/2018 09:08:44 AM 2 pgs
Fees: $13.00 Taxes: $2,386.50

20180420-0037246

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $645,000.00.

Carl August Grote IV
Affiant

Subscribed and sworn to before me, this 19th day of April, 2018.

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public
My Commission Expires: 1/17/21

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Carl A. Grote IV and Frances A. Phipps 1817 Cedar Lane Nashville TN 37212	First Community Mortgage, Inc. 275 Robert Rose Drive Murfreesboro, TN 37129	Tax Parcel ID No. 117-04-0-319.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Craig E. Israel, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Carl August Grote IV, an unmarried man, as to an undivided 50 interest, and Frances A. Phipps, an unmarried woman, as to an undivided 50% interest, as joint tenants with right of survivorship**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being part of Lot 1, as shown on the map entitled A.B. Montgomery's Land, of record in Plat Book 1, page(s) 22, Chancery Court at Nashville, described as follows:

Beginning at a point on the southerly margin of Ellenway or Cedar Lane, 140 feet east of the southeast intersection of Cedar Lane and Battery Place, extended; thence with the southerly margin of said lane, eastwardly 80 feet to the northwest corner of the property conveyed to N. T. Weems and wife, by deed from Walter B. Williams and wife, of record in Book 1385, page 98, Register's Office for said County; thence with Weems' westerly line, southerly 160 feet to the northerly margin of an alley; thence with said alley, westwardly 80 feet; thence northwardly 160 feet to the beginning.

Being the same property conveyed to CRAIG E. ISRAEL, by deed from MICHAEL A. STEWART and wife, MEREDITH M. STEWART, of record in Instrument No. 20141014-0094822, dated October 9, 2014, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2018 and subsequent years for Map-Par. 117-04-0-319.00.

Liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

This is improved property located at 1817 Cedar Lane Nashville TN 37212

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 19th day of April, 2018.

Craig E. Israel

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Craig E. Israel, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 19th day of April, 2018.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018