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

CRT File No. 180415717

Bill Garrett Davidson County
Batch# 85946 **DEEDWARR**
04/27/2018 02:25:21 PM 2 pgs
Fees: $13.00 Taxes: $1,443.00
20180427-0039995

TRACEY PERRY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $390,000.00.

Affiant

Subscribed and sworn to before me, this 26th day of April, 2018.

Notary Public
My Commission Expires: 1-8-19

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Kelly C. McNulty and Patrick A. McNulty, Jr. 1504 Bellafonte Court Nashville TN 37221	New Owner	Tax Parcel ID No. 155-16-0A-331.00 CO

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, **G. William Davis, III and Stacy Davis, Husband and Wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Patrick A. McNulty, Jr. and Kelly C. McNulty, husband and wife**, ("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 Lot(s) 8 , as shown on the map entitled Traceside Section Nine, of record in Instrument No. 20000103-0000455, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to G. WILLIAM DAVIS III and STACY DAVIS, husband and wife, by deed from NAGESH CHOPRA and wife, JUDIT MARTON, of record in Instrument No. 20151009-0103192, dated October 5, 2015, 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. 155-16-0A-331.00 CO.

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

Matters shown on the Plan of record in Instrument No. 20000103-0000455, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 9435, page 493, amended in Book 9677, page 675, said Register's Office.

ByLaws of Traceside Homeowner's Association, Inc. of record in Book 9668, page 899, said Register's Office.

Easement granted to TVA by instrument of record in Book 4243, page 685, said Register's Office.

Landscape Agreement of record in Book 10355, page 859, said Register's Office.
Right-of-Way Easement of record in Book 3533, page 299, said Register's Office.

This is improved property located at 1504 Bellafonte Court Nashville TN 37221

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 26th day of April, 2018.

G. William Davis, III

Stacy Davis

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, G. William Davis, III and Stacy Davis, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 26th day of April, 2018.

Notary Public

My Commission Expires: _____

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