THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 180114730** Bill Garrett Davidson County Batch# 86668 **DEEDWARR** 05/01/2018 08:29:33 AM 2 pgs Fees: $13.00 Taxes: $8,093.75 20180501-0040749	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $2,187,500.00. Affiant Subscribed and sworn to before me, this 27th day of April, 2018. Notary Public My Commission Expires: WILLIAM T. CHAPMAN, II STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-10-2018

WARRANTY DEED

Address New Owner: Elizabeth D. Canale 701 WOODLEIGH DRIVE Nashville TN 37215-1127	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 11701011600

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, **James W. Ward, Jr., and Susanne J. Ward, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Elizabeth D. Canale, a married woman**("Grantees"), its 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 the North 1/2 of Lot No. 8 on the Map of Forest Park Land Imp. Co's Subdivision, and of record in Plat Book 161, Page 144, Register's Office said County, to which reference is hereby made for a more complete description.

Said part of Lot No. 8 fronts 100 feet on the Westerly side of Hindman Avenue, now Woodleigh Drive, and runs back 270.5 feet on the North lines and 263.15 feet, more or less, on the Southerly line, to a dead line in the rear, on which measures 100.15 feet.

Being the same property conveyed by Warranty Deed from Chandelier Development, Inc, a Tennessee Corporation to James W. Ward, Jr. and Susanne J. Ward, husband and wife as recorded on the 12th day of July, 2017 in Instrument No. 20170712-0070047; Quitclaim Deed from Joel T. Lyons and wife, Lindsay R. Lyons to Chandelier Development Inc, a Tennessee Corporation as recorded on the 12th day of July, 2017 in Instrument No. 20170712-0070023; Warranty Deed from Jeffrey McLaren and Carrie C. McLaren, husband and wife to Joel T. Lyons and wife, Lindsay R. Lyons as recorded on the 29th day of April, 2016 in Instrument No. 20160429-0041922 and Warranty Deed from Marjorie G. Akin, unmarried to Jeffrey McLaren and Carrie C. McLaren, Husband and Wife as recorded on the 26th day of June, 2014 in Instrument No. 20140626-0055815, in the Register's Office of Davidson County, Tennessee.

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.

County of Davidson taxes for the year 2018 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat recorded in Plat Book 161, Page(s) 144.

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records.

Agreement for Dedication of Easement as set forth in instrument recorded in Book 4695, Page 501.

This is improved property located at 701 WOODLEIGH DRIVE Nashville TN 37215-1127

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 27th day of April, 2018.

James W. Ward, Jr.

Susanne J. Ward

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, James W. Ward, Jr. and Susanne J. Ward, 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 27th day of April, 2018.

Notary Public

My Commission Expires: _____

