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

CRT File No. 180315240

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $785,000.00.

Affiant

Subscribed and sworn to before me, this 31st day of May, 2018.

Notary Public
My Commission Expires: _____

VIRGINIA ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 8, 2021

Bill Garrett Davidson County
Batch# 100933 DEEDWARR
06/06/2018 09:07:10 AM 2 pgs
Fees: $13.00 Taxes: $2,904.50

20180606-0054117

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Lewis Martin and Susan Martin 902 RUSSELL STREET Nashville TN 37206-3715	New Owner	Tax Parcel ID No. 082-16-0-148.00

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, **Michelle Maldonado, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Lewis Martin and Susan Martin, husband and wife**, ("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 Lot No. 61 in Barrow's Addition to Edgefield, now East Nashville, as of record in Book 1, Page 13, Chancery Court* at Nashville, Tennessee.

*Erroneously referred to as Register of Deeds in prior deeds of record.

Said Lot No. 61 fronts 50 feet on the South Line of Russell Street and runs back between parallel lines 170 feet to a 16 foot alley.

Being the same property conveyed to Michelle Maldonado, unmarried by Warranty Deed from Joel Hall, Trustee of the Joel Hall Trust dated May 16, 2006, recorded on the 20th day of November, 2012 in Instrument No. 20121120-0107208, 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 of BARROW'S ADDITION TO EDGEFIELD, NOW EAST NASHVILLE, as recorded in Plat Book 1, Page(s) 13 (Chancery Court).

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

Restrictive Covenant for Detached Structure as set forth in instrument recorded in Instrument No. 20050816-0097029.

This is improved property located at 902 RUSSELL STREET Nashville TN 37206-3715

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 31st day of May, 2018.

Michelle Maldonado

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand, at office, this 31st day of May, 2018.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-10-2018