THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 180516205** Bill Garrett Davidson County Batch# 105258 **DEEDWARR** 06/15/2018 12:45:12 PM 2 pgs Fees: $13.00 Taxes: $1,258.00 20180615-0057801	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $340,000.00. Affiant Subscribed and sworn to before me, this 12th day of June, 2018. Notary Public My Commission Expires:

WARRANTY DEED

Address New Owner: Sharri Maynard 1009 N 6th Street Nashville TN 37207	Send Tax Bills To: CMG FINANCIAL 3160 CROW CANYON RD, STE 400 SAN RAMON, CA 94583	Tax Information: Tax Parcel ID No. 082-04-0-132.00

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, **Howard C. Weiss, III and Colleen Weiss, Husband and Wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Sharri Lynn Maynard, an unmarried woman**, ("Grantee"), her 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) 142, as shown on the map entitled Subdivision of McFerrin Lands, Wills, Sharpe and Crutchers Addition to East Nashville, of record in Plat Book 57, page 82, 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 COLLEEN M. ALLEN, by deed from ALAN K. WILLIAMS and JEANETTE FREANT WILLIAMS, of record in Instrument No. 20100302-0015672, dated February 25, 2010, said Register's Office.

COLLEEN WEISS, FORMERLY KNOWN AS COLLEEN M. ALLEN conveyed her interest to HOWARD C. WEISS III and COLLEEN WEISS, HUSBAND AND WIFE, by quitclaim deed of record in Instrument No. 20151019-0106275, dated October 16, 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. 082-04-0-132.00.

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 Plat Book 57, page 82, said Register's Office.

This is improved property located at 1009 N 6th Street Nashville TN 37207

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 12th day of June, 2018.

Howard C. Weiss, III

Colleen Weiss

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Howard C. Weiss, III and Colleen Weiss, 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 12th day of June, 2018.

Notary Public

My Commission Expires: _____

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