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

CRT File No. 180616571

JAMES A. WALGATER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Bill Garrett Davidson County
Batch# 118116 **DEEDWARR**
07/18/2018 03:02:36 PM 2 pgs
Fees: $13.00 Taxes: $2,886.00

20180718-0070176

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $780,000.00.

Affiant

Subscribed and sworn to before me, this 13th day of July, 2018.

Notary Public
My Commission Expires: 1-6-20

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Jason Adam White and Anna Williams White, 811 S Wilson Boulevard Nashville TN 37215	New Owner	Tax Parcel ID No. 116-04-0-167.00

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, **Charles A. Steiner and Carolyn M. Steiner, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jason Adam White and Anna Williams White, 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 the North 25 feet of Lot No. 3 and the South 50 feet of Lot No. 2, Block "L", on the Plan of W. M. Cantrell's Subdivision, as of record in Book 332, Page 85, Register's Office for Davidson County, Tennessee.

Said parts of said lots front together 75 feet on the Westerly side of Wilson Boulevard, formerly Wilson Avenue and Bosley Avenue, and runs back between parallel lines 250 feet, more or less, to the Westerly margin of a 15 foot alley.

Being the same property conveyed to Charles A. Steiner and Carolyne M. Steiner, husband and wife by Warranty Deed from Jill Gilbert and husband, Michael N. Johnston, recorded on the 13th day of November, 2015 in Instrument No. 20151113-0115279 as corrected by Scrivener's Affidavit at Instrument No. 20151119-0117301, 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 W. M. CANTRELL'S SUBDIVISION, as recorded in Plat Book 332, Page(s) 85.

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

This is improved property located at 811 S Wilson Boulevard Nashville TN 37215

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 13th day of July, 2018.

Charles A. Steiner

Carolyne M. Steiner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Charles A. Steiner and Carolyne M. Steiner, 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 13th day of July, 2018.

Notary Public

My Commission Expires: _____

