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

CRT File No. 180716915

Bill Garrett Davidson County
Batch# 126163 DEEDWARR
08/07/2018 02:52:19 PM 2 pgs
Fees: $13.00 Taxes: $4,902.50
20180807-0077710

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is:$1,325,000.00.

Pamela J. Chilton
Affiant

Subscribed and sworn to before me, this3rd day of August, 2018.

Notary Public
My Commission Expires:

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

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Richard Young and Mary C. Callahan 612 Cantrell Avenue Nashville TN 37215	New Owner	Tax Parcel ID No. 117-01-146.00

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, **Pamela J. Chilton, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Richard Young and Mary C. Callahan, 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:

Tract I: Land in Davidson County, Tennessee, being Lot No. 8 Block "D" on the Plan of W.M. Cantrell's Subdivision, as of record in Plat Book 332, Page 85, Register's Office for said County, to which plan reference is made for a more complete description.

This is improved property known as 612 Cantrell Avenue, Nashville, Tn. 37215

Tract II: Land in Davidson County, Tennessee, being a portion of that alley as shown running between Lots 1 through 8 on Block D and running between Block D and the Southerly portion of Block C on the Plan of W.M. Cantrell's Subdivision, as of record in Book 332, Page 85, Register's Office for Davidson County, Tennessee, and more particularly described in instrument of record in Book 2957, Page 252, said Register's Office.

This is Unimproved property known as a portion of the alley crossing the rear of 612 Cantrell Avenue, Nashville, Tn. 37215

Being the same property conveyed to Robert H. Chilton, III and wife, Pamela J. Chilton by Warranty Deed from Ernest R. Eaton, III, recorded on the 25th day of June, 2002 in Instrument No. 20020625-0075991, in the Register's Office of Davidson County, Tennessee.

Robert H. Chilton, III. having since died on March 1, 2016 in 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.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: M-RM-18-612

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 and Restrictions as set forth in Deed recorded in Book 2957, Page 252.

Name Affidavit recorded at Instrument No. 20110906-0068597.

This is improved property located at 612 Cantrell Avenue 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 3rd day of August, 2018.

Pamela J. Chilton

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Pamela J. Chilton, 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 3rd day of August, 2018.

Notary Public

My Commission Expires: _____

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