THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 180817425** Karen Y Johnson Davidson County Batch# 136752 DEEDWARR 09/04/2018 04:04:30 PM 3 pgs Fees: $18.00 Taxes: $1,102.60 20180904-0087512	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $298,000.00. Affiant Subscribed and sworn to before me, this 4th day of September, 2018. Notary Public My Commission Expires:

WILLIAM T. CHAPMAN, IV
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires 09-10-2021

WARRANTY DEED

Address New Owner: Courtney Stone and Nicholas Cappelli 3813 Burrus Street Nashville TN 37216	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 061-14-0-111.00

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, **David Wills and wife, Wendy Wills** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Courtney Stone and Nicholas Cappelli, wife and husband**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Tract 1:
Land lying in the 8th Councilmanic District of Nashville, Davidson County, Tennessee, and being Map 61-14, Parcel 111, property of David & Wendy Willis of record in Instr. No. 20180606-0054268 and being part of Lot 74 Maplewood Home Tract of record in Plat Book 421, page 174 and being more particularly described as follows:

Beginning at a railroad spike in an existing gravel driveway and in the west right-of-way of Burrus Street and the common corner of Map 61-14, Parcel 112 property of the Willis Family Trust, Gardner and Niki Willis of record in Instr. No. 20020814-0098283 and being part of Lot 74 Maplewood Home Tract of record in Plat Book 421, page 174;

Thence with Parcel 112 for the following 2 calls: N 68 deg. 52' 33" W, 150.23' to an iron pipe old; N 25 deg. 06' 16" E, 45.06' to an iron pipe old and in the south line of Map 61-14, Parcel 232, property of Urban Dwell Homes, LP of record in Instr. No. 20180629-0063239 and being part of Lot 75 Maplewood Home Tract of record in Plat Book 421, page 174;

Thence S 70 deg. 40' 51" E, 152.24' to a 5/8" iron pin new with HFR Design Cap and in the west right-of-way of Burrus Street;

Thence with Burrus Street, S 26 deg. 56' 15" W, 50.00' to the Point of Beginning and containing 7,149 square feet, or 0.164 acres, more or less.

Being a portion of the same property conveyed to DAVID C. WILLS and wife, WENDY WILLS by deed from KENNETH E. SMITH and wife, MARY E. SMITH, of record in Book 11093, page 551, dated August 31, 1998, said Register's Office.

Being further conveyed to DAVID C. WILLS and wife, WENDY WILLS by quitclaim deed from DAVID C. WILLS and wife, WENDY WILLS of record in Instrument No. 20180606-0054268, dated June 6, 2018, said Register's Office.

David C. Wills and David Wills being one and the same.

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. 061-14-0-111.00.

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 421, page 174, said Register's Office.

This is improved property located at 3813 Burrus Street Nashville TN 37216

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 4th day of September, 2018.

David Wills

Wendy Wills

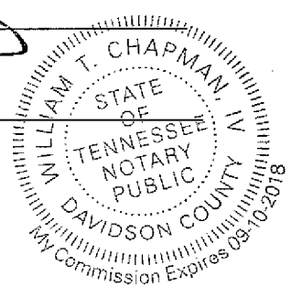
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, David Wills and Wendy Wills, 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 4th day of September, 2018.

Notary Public

My Commission Expires: _____



True Copy Certification

I, Danielle Chandler, do hereby make oath that I am a licensed attorney and/or custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document and authenticated according to law.

Signature

State of TENNESSEE

County of DAVIDSON

Personally appeared before me, Thomas Vorholt II, a notary public for this county and state, Danielle Chandler who acknowledges that this certification of electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires 8-4-20

Notary Seal

THOMAS VORHOLT II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY