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

CRT File No. 180817400

Karen Y Johnson Davidson County
Batch# 138176 **DEEDWARR**
09/10/2018 08:47:38 AM 2 pgs
Fees: $13.00 Taxes: $684.50

20180910-0089165

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $185,000.00.

Affiant

Subscribed and sworn to before me, this 7th day of September, 2018.

Notary Public
My Commission Expires: _____

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Robert Walsh PO Box 150802 Nashville, TN 37215	New Owner	Tax Parcel ID No. 119-10-0-214.00

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, **Donald R. Garton and Barbara F. Garton, Husband and Wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Robert Walsh, married**, ("Grantees"), his 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 and being the west 25 feet of the south 125 feet of Lot No 12 and the southerly 125 feet of Lot No 11 of Block F on the Map of Woodbine Courts, Part 2, not of record and described as follows:

BEGINNING at a point in the north margin of Collier Avenue 25 feet east of the corner of Lots 11 and 12; thence northerly, parallel to the line between said lots, 125 feet to a point; thence westerly, parallel to Collier Avenue, 100 feet to a point; thence southerly, 125 feet to the north margin of Collier Avenue; thence with the margin of the same, easterly 100 feet to the point of beginning.

Being the same property conveyed to DONALD R. GARTON and BARBARA F. GARTON, husband and wife, by deed from JAMES ROBERTS, of record in Instrument No. 20110321-0021577, dated March 18, 2011, 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. 119-10-0-214.00.

This is improved property located at 248 Collier Avenue Nashville TN 37211

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 7th day of September, 2018.

Donald R. Garton

Barbara F. Garton

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Donald R. Garton and Barbara F. Garton, 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 7th day of September, 2018.

Notary Public

My Commission Expires: _____

SHIRA KINGREY
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 7, 2021