THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 180917936**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $500,000.00. Affiant Subscribed and sworn to before me, this 12th day of October, 2018. Notary Public My Commission Expires: _____

VIRGINIA ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES NOVEMBER 8, 2021

Karen Y Johnson Davidson County
Batch# 151962 DEEDWARR
10/17/2018 09:08:51 AM 2 pgs
Fees: $13.00 Taxes: $1,850.00

20181017-0102769

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Matthew Osler and Blair Osler 1130 McChesney Avenue Nashville TN 37216	New Owner	Tax Parcel ID No. 072-03-0-111.00

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, **Matthew Shultz, unmarried**("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Matthew Osler and Blair Osler, 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 Lot(s) 2 , as shown on the map entitled 1130 McChesney Avenue, of record in Instrument No. 20131115-0118301, 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 MATTHEW SHULTZ and JULIETTE SHULTZ, husband and wife, by deed from JASON QUIRAM AND ERIC QUIRAM, of record in Instrument No. 20150108-0002268 , dated December 31, 2014 , said Register's Office.

Being further conveyed to MATTHEW SHULTZ by deed from JULIETTE SHULTZ, of record in Instrument No. 20170531-0054071, dated May 19, 2017, 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. 072-03-0-111.00.

Davidson County taxes for 2018, Map-Par. 072-03-0-111.00, $3,345.88, UNPAID, a lien now due and payable, but not yet delinquent until March 1, 2019.

If improvements are completed after January 1 of any year the law requires supplemental assessments for the year in which improvements are completed, as defined by Statute. The Company assumes no 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 Instrument No. 20131025-0111287, said Register's Office.

Informational Note: The chain of title reveals the following deeds to grantees, who have owned said premises for the last 24 months, other than the instrument(s) referred to in Schedule A, Item 5 herein:
NONE

This is improved property located at 1130 McChesney Avenue 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 12th day of October, 2018.

Matthew Shultz by Dwight Wiles Attorney in fact

Matthew Shultz
By: Dwight Wiles, Attorney in Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Dwight Wiles, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Matthew Shultz and that he is authorized by Matthew Shultz to execute this instrument on his behalf.

WITNESS my hand, at office, this 12th day of October, 2018.

Notary Public

ANGELA EVERETT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2021

My Commission Expires: 11/8/21