File Box 8

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 180917893** Karen Y Johnson Davidson County Batch# 156381 **DEEDWARR** 11/02/2018 02:26:08 PM 2 pgs Fees: $13.00 Taxes: $4,308.17 20181102-0108939	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,164,370.00 Affiant Subscribed and sworn to before me, this 31st day of October, 2018. Notary Public My Commission Expires:

DEBBIE MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-25-2022

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Elizabeth Colton Walls 3828 Whitland Avenue Nashville TN 37205	New Owner 3828 Whitland Ave. Nashville, TN 37205	Tax Parcel ID No. 103-16-0-096.00

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 E. Greer and Kristen W. Greer, Husband and Wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Elizabeth Colton Walls**, ("Grantee"), her 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 part of Lots 9 and 10 of Block D on the Map of Whitland Realty Company's Subdivision as of record in Book 332, page 141, said Register's Office, and described according to a survey of W. B. Southgate, Surveyor of June 1, 1922, as follows: (erroneously omitted in the last deed)

BEGINNING at a point on the northerly margin of Whitland, formerly Bowling Avenue at a point 94 feet 5 inches east of the easterly margin of Wilson Boulevard; thence with the northerly margin of Whitland Avenue, eastwardly 90 feet 4 inches to a point (said point being 15 feet east of the original line between Lots 9 and 10 on the said plan); thence northwardly 200 feet to a point; thence westwardly 60 feet to a point (which point is 60 feet east of the easterly margin of Wilson Boulevard); thence southwardly 203 (erroneously referred to as 308 in prior conveyance) feet 8 inches to the point of beginning.

Being the same property conveyed to CHARLES E. GREER and wife, KRISTEN W. GREER, by deed from WILLIAM H. HAWKINS and wife, ELIZABETH R. HAWKINS, of record in Instrument No. 20070305-0027183, dated February 28, 2007, 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 2019 and subsequent years for Map-Par. 103-16-0-096.00.

Matters shown on the Plan of record in Plat Book 332, page 141, said Register's Office.

Restrictive Covenants contained in instrument of record in Instrument No. 20130806-0082383, said Register's Office.

This is improved property located at 3828 Whitland Avenue Nashville TN 37205

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 31st day of October, 2018.

Charles E. Greer

Kristen W. Greer

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Charles E. Greer and Kristen W. Greer, 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 31st day of October, 2018.

Notary Public

My Commission Expires:

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 09, 2022