THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 181018251**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,003,000.00. Affiant Subscribed and sworn to before me, this 16th day of November, 2018. Notary Public My Commission Expires: _____

Karen Y Johnson Davidson County
Batch# 162161 DEEDWARR
11/19/2018 09:44:00 AM 2 pgs
Fees: $13.00 Taxes: $3,711.10
20181119-0113473

J ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 6, 2022

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Michael Trey Finch and Kristin Flow Finch 1911 Beechwood Avenue Nashville TN 37212	New Owner	Tax Parcel ID No. 104-16-0-235.00

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, **Jeffrey T. Williams and Julianne L. Williams, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Michael Trey Finch and Kristin Flow Finch, husband and wife**, ("Grantees"), their 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 the westerly one-half of Lot No. 221, as shown on the map entitled Belmont Land Company's plan of Lots called "Belmont Heights", of record in Plat Book 421, page 34, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Said part of Lot Number 221 fronts 50 feet on the southerly side of Beechwood Avenue and runs back between parallel lines 175 feet to an alley.

Being the same property conveyed to JEFFREY T. WILLIAMS, by deed from DONNIE THOMPSON and wife, ALICIA THOMPSON, of record in Instrument No. 20050916-0111640, dated September 13, 2005, said Register's Office.

JEFFREY T. WILLIAMS conveyed his interest to JEFFREY T. WILLIAMS and wife, JULIANNE L. WILLIAMS, as tenants by the entirety, by deed of record in Instrument No. 20111212-0096456, dated December 2, 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 2019 and subsequent years for Map-Par. 104-16-0-235.00.

Matters shown on the Plan of record in Plat Book 421, page 34, said Register's Office.

This is improved property located at 1911 Beechwood Avenue Nashville TN 37212

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 16th day of November, 2018.

Jeffrey T. Williams

Julianne L. Williams

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jeffrey T. Williams and Julianne L. Williams, 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 16th day of November, 2018.

Notary Public

CHAD I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020

My Commission Expires: _____