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

CRT File No. 181118339

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $981,000.00.

Affiant

Subscribed and sworn to before me, this30th day of November, 2018.

Notary Public
My Commission Expires: _____

RICHARD LOUIS RIECK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY NOVEMBER 8, 2021

Karen Y Johnson Davidson County
Batch# 169774 DEEDWARR
12/04/2018 08:29:17 AM 2 pgs
Fees: $13.00 Taxes: $3,629.70
20181204-0117944

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Daniel Muckala and Jennifer Muckala 1608 Graybar Lane Nashville TN 37215	New Owner	Tax Parcel ID No. 117-12-0-006.01

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, **Lisa T. Zhito, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Daniel Muckala and Jennifer Muckala, 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 No. 45 and the Southerly 14 feet of Lot No. 44 on the Map of Noel's Subdivision of Watkins Grove, not of record, Register's Office for Davidson County, Tennessee and described as follows:

Beginning at the Northwest corner of Graybar Land and Richards Street or Avenue; thence, with the Westerly margin of Richards Street or Avenue, Northwardly 200 feet to the corner of Lots 44 and 45; thence, with the line between said two lots, Westwardly 200 feet to the common corner of Lots 44, 45, 59 and 60; thence, with the line between Lots 45 and 59, Southwardly 200 feet to the Northerly margin of Graybar Lane; thence, with the said Lane, Eastwardly 200 feet to the beginning.

Being the same property conveyed to Lisa T. Zhito by Warranty Deed from Ray A. Story and wife, Suzanne M. Story, recorded on the 4th day of January, 2000 in Instrument No. 200001040000889, in the Register's Office of Davidson County, Tennessee.

Joseph Carr Baker joins in this instrument for the purpose of conveying any and all interest in said property, marital, or otherwise.

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.

County of Davidson taxes for the year 2019 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

Easement for Storm Sewers/Sanitary Sewers, recorded in Book 4415, Page 857.
Restrictive Covenant for Detached Structure recorded at Instrument No. 20010327-0029281.

This is improved property located at 1608 Graybar Lane Nashville TN 37215

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 30th day of November, 2018.

Lisa T. Zhito

Joseph Carr Baker

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Lisa T. Zhito and Joseph Carr Baker, 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 30th day of November, 2018.

Notary Public

My Commission Expires: _____

