THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** CRT File No. 190317550 Karen Johnson Davidson County Batch# 204877 DEEDWARR 03/12/2019 11:59:36 AM 2 pgs Fees: $13.00 Taxes: $1,128.50 20190312-0022563	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $305,000.00. Elizabeth S Pape Affiant Subscribed and sworn to before me, this 8th day of March, 2019. C M CORRIVEAU STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 8, 2021 Notary Public My Commission Expires: 3/8/2021

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Elizabeth Pape 300 McCall Street Nashville TN 37211	New Owner	Tax Parcel ID No. 133-02-0-317.00

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, **Robert Walsh, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Elizabeth S. Pape and Christopher Martucci, wife and husband**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Tract 1:

Land in Davidson County, Tennessee, being Lot(s) 49, as shown on the map entitled Nolen Heights, of record in Plat Book 332, page 122, 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 ROBERT WALSH, by deed from JULIA BETH FROMM, of record in Instrument No. 20170913-0093675, dated September 5, 2017, said Register's Office.

Tract 2:

Land in Davidson County, Tennessee, being the easterly one-half of Lot No. 48 on the map entitled Nolen Heights, of record in Plat Book 332, page 122, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being part of the same property conveyed to DARRIN D. WILSON by deed from RAY L. JACKSON, EXECUTOR OF THE ESTATE OF DOROTHY I. MILLER, DECEASED, of record in Instrument No. 20040621-0073278, dated June 16, 2004, said Register's Office.

Further being the same property conveyed to Robert Walsh, married by Deed of Correction and Quitclaim Deed from Darrin D. Wilson, of record in Instrument No. 20181024-0105305, said Register's Office.

Said property was never the marital residence of the Grantor.

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. 133-02-0-317.00.

Matters shown on the Plan of record in Plat Book 332, page 122, said Register's Office.

This is improved property located at 300 McCall Street 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 8th day of March, 2019.

Robert Walsh

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Robert Walsh, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 8th day of March, 2019.

Notary Public

My Commission Expires: _____

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