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

CRT File No. 19021936

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $625,000.00.

Affiant

Subscribed and sworn to before me, this5th day of April, 2019.

Notary Public
My Commission Expires: June 26, 2022

DARLENE GREER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-26-2022

Karen Johnson Davidson County
Batch# 215357 DEEDWARR
04/09/2019 09:15:39 AM 2 pgs
Fees: $13.00 Taxes: $2,312.50

20190409-0032098

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Beth Singer 408 Powder Mill Road Nashville TN 37205	New Owner	Tax Parcel ID No. _115-08-0-076.00

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, **Brian Waller, Trustee of the Waller Revocable Living Trust, dated June 18, 2013** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Beth Singer**, ("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. 13 on the Plan of George N. Welch, Jr.'s Subdivision of West Meade Village Tract, Section "B", as of record in Book 1835, Page 75, Register's Office for said County.

Said Lot No. 13 fronts 175 feet on the Northerly side of Powder Mill Road and runs back 374.7 feet on the Easterly line and 373.7 feet on the Westerly line, to a dead line, which is a broken line, measuring 201 feet thereon.

Being the same property conveyed by Executor's Quitclaim Deed from Lilian W. Hudson, Executor of the Estate of Douglas M. Wright, Jr. to Lilian W. Hudson, Trustee of the Douglas M. Wright, Jr. Revocable Trust, as recorded on the 11th day of December, 2017 in Instrument No. 20171211-0126314; Last Will and Testament of Douglas M. Wright, Jr. in Probate Docket No. 17P1827 and Warranty Deed from The Washington Realty Company to Douglas Massey Wright, Jr. and wife Florence Stevenson Wright, as recorded on the 8th day of November, 1954 in Deed Book 2304, Page 395, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Brian Waller, Trustee of the Waller Revocable Living Trust by Warranty Deed from Lilian W. Hudson, Trustee of the Douglas M. Wright, Jr., Revocable Trust, dated November 1, 1993, of record in Instrument No. 20171227-0131536, in the Register's Office of Davidson County, Tennessee, dated December 22, 2017 and recorded on December 27, 2017.

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.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of GEORGE N. WELCH, JR.'S SUBDIVISION OF WEST MEADE VILLAGE TRACT, SECTION B, as recorded in Plat Book 1835, Page(s) 75.

Covenants, Conditions and Restrictions as set forth in 2304 recorded in 395.

Agreement for Dedication of Easement for Sanitary Sewers, Storm Drainage, Water Mains and Appurtenances as set forth in instrument recorded in Book 6249, Page 260.

This is improved property located at 408 Powder Mill Road 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 5th day of April, 2019.

The Waller Revocable Living Trust, dated June 18, 2013

By: _____
Brian Waller, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Brian Waller, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is a trustee of the Waller Revocable Living Trust, dated June 18, 2013, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at Office, this 5th day of April, 2019.

DARLENE GREER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 06-28-2022

_____
Notary Public