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

CRT File No. 190319652

Karen Johnson Davidson County
Batch# 215901 **DEEDWARR**
04/10/2019 09:29:00 AM 2 pgs
Fees: $13.00 Taxes: $924.63

20190410-0032533

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $249,900.00.

Affiant

Subscribed and sworn to before me, this 4th day of April, 2019.

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 8/28/2020

Notary Public
My Commission Expires: 12/06/20

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Justin Harris 248 Collier Avenue Nashville TN 37211	New Owner	Tax Parcel ID No. 119-10-0-214.00

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 **Justin Harris, single man**, ("Grantee"), his 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 and being the west 25 feet of the south 125 feet of Lot No 12 and the southerly 125 feet of Lot No 11 of Block F on the Map of Woodbine Courts, Part 2, not of record and described as follows:

BEGINNING at a point in the north margin of Collier Avenue 25 feet east of the corner of Lots 11 and 12; thence northerly, parallel to the line between said lots, 125 feet to a point; thence westerly, parallel to Collier Avenue, 100 feet to a point; thence southerly, 125 feet to the north margin of Collier Avenue; thence with the margin of the same, easterly 100 feet to the point of beginning.

Being the same property conveyed to ROBERT WALSH, by deed from DONALD R. GARTON and BARBARA F. GARTON, husband and wife, of record in Instrument No. 20180910-0089165, dated September 7, 2018, said Register's Office.

Said property was never the marital residence of 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. 119-10-0-214.00.

This is improved property located at 248 Collier Avenue 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.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: RTR-19-248

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 4th day of April, 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 4th day of April, 2019.

Notary Public

My Commission Expires: _____

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