THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 190520608** Karen Johnson Davidson County Batch# 238433 **DEEDWARR** 06/04/2019 11:33:00 AM 2 pgs Fees: $13.00 Taxes: $1,294.63 20190604-0053220	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $349,900.00. Affiant Subscribed and sworn to before me, this31st day of May, 2019. Notary Public My Commission Expires: 11/3/20

WARRANTY DEED

Address New Owner: Jacqueline D'Aloise and Paul D'Aloise 3506 Elkins Avenue Nashville TN 37209	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 092-13-0-161.00

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, **Stephen Butler and Pam Peters, Trustees of The Stephen Butler and Pam Peters Living Trust, dated August 4, 2017**("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jacqueline D'Aloise and Paul D'Aloise, wife and husband**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being the Easterly part of Lot No. 4 of Block 17, on the Map of Charlotte Park Company's Second Addition to Nashville as of record in Book 57, Pages 160 and 161, Register's Office for said County, as follows:

Beginning on the Northerly margin of Elkins Avenue, formerly 2nd Avenue, at the Southwest corner of the property conveyed to the Trustee of Tabernacle Baptist Church by deed from James C. Pickett and wife, of record in Book 2492, Page 550, said Register's Office; thence with the West boundary line of the Church Property, Northerly 150 feet to the Southerly margin of an alley; thence with the margin of said alley Westerly 35 feet more or less to the Northeast corner of the property conveyed to Harry Lightman by deed from John W. Nolan and wife, of record in Book 2088, Page 259, said Register's Office; thence with the Easterly boundary of the Lightman property, Southerly, 150 feet to the Northerly margin of Elkins Avenue; thence with the Northerly margin of said Avenue Eastwardly 45 feet to the beginning.

Being the same property conveyed by Quitclaim Deed from Stephen G. Butler, unmarried to Stephen Butler and Pam Peters, Trustees of the Stephen Butler and Pam Peters Living Trust, dated August 4, 2017 as recorded on the 28th day of September, 2017 in Instrument No. 20170928-0099294 and Warranty Deed from Timothy K. Caste and wife, Lori W. Caste to Stephen G. Butler, unmarried as recorded on the 16th day of February, 2007 in Instrument No. 20070216-0019829, in the Register's Office of Davidson County, Tennessee.

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 CHARLOTTE PARK COMPANY'S SECOND ADDITION TO NASHVILLE, as recorded in Plat Book 57, Page(s) 160 & 161.

This is improved property located at 3506 Elkins Avenue Nashville TN 37209

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 31st day of May, 2019.

The Stephen Butler and Pam Peters Living Trust, dated August 4, 2017

_____, Trustee

Stephen Butler, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Stephen Butler, 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 Stephen Butler and Pam Peters Living Trust, dated August 4, 2017 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 31st day of May, 2019.

_____
Notary Public

