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

CRT File No. 190520627

Karen Johnson Davidson County
Batch# 242100 DEEDWARR
06/12/2019 09:18:10 AM 2 pgs
Fees: $13.00 Taxes: $1,184.00

20190612-0056268

TRACEY PERRY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $320,000.00.

Affiant

Subscribed and sworn to before me, this 10th day of June, 2019.

Notary Public
My Commission Expires: 9-6-22

RETURN

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Kristy Gail Witzgall and Theodore Willis Johnson 1429 Scarcroft Lane Nashville TN 37221	New Owner	Tax Parcel ID No. 141-05-0A-158.00 CO

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, **Paul Walsh and Joana Walsh, Husband and Wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Kristy Gail Witzgall and Theodore Wills Johnson, wife and husband as joint tenants**, ("Grantees"), their 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(s) 158, as shown on the map entitled Avondale Park, Phase 2, Section 4, of record in Instrument No. 20110208-0011100, 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 PAUL WALSH and JOANA WALSH, HUSBAND AND WIFE, by deed from ALEX M. MARCHAK and MICHELE T. MARCHAK, HUSBAND AND WIFE, of record in Instrument No. 20170123-0007169, dated January 19, 2017, said Register's Office.

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. 141-05-0A-158.00 CO.

Matters shown on the Plan of record in Instrument No. 20110208-0011100, said Register's Office. Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No. 20081203-0117452, amended in Instrument No. 20090331-0028791 and Instrument No. 20101223-0102254, said Register's Office.

Order granting Easements in Book 4228, page 635 and Book 4273, page 280, said Register's Office.

Grant of Transmission Line Easement of record in Book 4193, page 903 and in Instrument No. 20060110-0003857, said Register's Office.

Agreement for Dedication of Easement for Sewer Line of record in Book 7601, page 400, said Register's Office.
Access Easement Agreement of record in Instrument No. 20041207-0145662, said Register's Office.

Inspection and Maintenance Agreement for Private Stormwater Management Facilities of record in Instrument No. 20090814-0076610, said Register's Office.

Permanent Easement Agreement of record in Instrument No. 20090707-0063325, said Register's Office.

Agreement for Dedication of Easement for Water Line of record in Instrument No. 20080818-0084836, and Resolution Regarding Abandonment of Easement Rights of record in Instrument No. 20080826-0087638, said Register's Office.

Agreement for Dedication of Easement for Water Line of record in Book 5738, page 819, said Register's Office.

Easement granted to the Tennessee Electric Power Company of record in Book 787, page 7, said Register's Office.

This is improved property located at 1429 Scarcroft Lane Nashville TN 37221

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 10th day of June, 2019.

Paul Walsh by Richard Bryan, his Attorney-in-Fact — his attorney-in-fact

Joana Walsh by Richard Bryan, her Attorney-in-Fact — her attorney-in-fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Richard Bryan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Paul Walsh and Joana Walsh and that he is authorized by Paul Walsh and Joana Walsh to execute this instrument on their behalf.

Witness my hand, at office, this 10th day of June, 2019.

Notary Public

My Commission Expires: _____

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