ADDRESS NEW OWNER: Robert Walsh
2224 Woodmont Bvld.
Nashville, TN 37215

SEND TAX BILL TO: New Owner (above)

MAP-PARCEL NOS. 133-01-0-196.00

Karen Johnson Davidson County
Batch# 245896 DEEDWARR
06/20/2019 09:00:38 AM 2 pgs
Fees: $13.00 Taxes: $425.50
20190620-0059374

Prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004
Nashville, TN 37229-2004

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Joe M. Sanders and wife, Julia I. Sanders** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Robert Walsh, married** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

BEING the southerly 50 feet of Lots Nos. 157, 159 and 161 on the Map of Sunrise Heights Second Addition, of record in Book 421, page 46, Register's Office for Davidson County, Tennessee.

SAID parts of said Lots Nos. 157, 159 and 161 front together 150 feet on the northerly side of High Street and extend back between parallel lines 50 feet to a dead line.

Being the same property conveyed to Joe M. Sanders and wife, Julia I. Sanders, from John F. Somers and wife, Debra D. Somers, by Warranty Deed recorded on May 6, 1987, in Book 7227, Page 417, Register's Office for Davidson County, Tennessee.

This is property with a common address of 504 High Street, Nashville, TN 37211.

Property sold "AS IS."

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING:
(1) Property taxes for the current year and all subsequent years.(2) All matters appearing on the Plat of record in Book 421, Page 46, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever. And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 18th day of June 2019.

Joe M. Sanders

Julia I. Sanders

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Joe M. Sanders and wife, Julia I. Sanders** , with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 18th day of June 2019.

CINDY S. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 3, 2020

Notary Public
My Commission Expires:

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is $115,000.00.

Affiant

Subscribed and sworn before me this 18th day of June 2019.

Notary Public
My Commission Expires: _____

File No. 1906K135

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