THIS INSTRUMENT PREPARED BY:	STATE OF TENNESSEE, COUNTY OF DAVIDSON:
Mudter, Patterson & Cox PLLC **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215**	The actual consideration or value, whichever is greater, for this transfer is: $925,000.00. Affiant Subscribed and sworn to before me this 27 day of September, 2019. Notary Public My Commission Expires: 9-6-22
Record & Return To: **First Title & Escrow Co., Inc.** **FTEC File No. 35006-08-2019**	

TRACEY PERRY NOTARY PUBLIC TENNESSEE COUNTY OF DAVIDSON

PREPARED BY:
CANKERS TITLE & ESCROW
3310 WEST END AVE.
NASHVILLE, TN 37203

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Alice M. Bohannon, Trustee 325 Walnut Drive Nashville, TN 37205	New Owner	Map and Parcel No.: 116 11 0 065 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, **Carol Miller Zeitler**, unmarried ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Alice M. Bohannon, Trustee of Walnut Drive Trust dated September 17, 2019** ("Grantee"), its successors and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 325 Walnut Drive, Nashville, TN 37205.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors and assigns, forever.

And Grantor covenants that she 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds herself, her heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Karen Johnson Davidson County
Batch# 295328 DEEDWARR
10/03/2019 09:11:03 AM 3 pgs
Fees: $18.00 Taxes: $3,422.50
20191003-0101050

IN WITNESS WHEREOF, Grantor has executed this instrument on the 27th day of September, 2019.

Carol Miller Zeitler

Carol Miller Zeitler

STATE OF Tennessee

COUNTY OF Shelby

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Carol Miller Zeitler, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 25th day of September, 2019.

Karen E Doss

Notary Public

My Commission Expires:

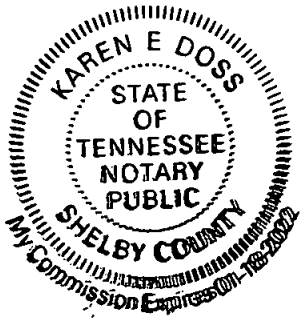


EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 3 and the northerly 15 feet of Lot No. 2 and the easterly half of Glenside Avenue, now closed, lying adjacent to and west of said lots Nos. 2 and 3 on the Plan of D.F. Kenner's Walnut Grove Subdivision, as of record in Book 974, page 2, Register's Office for said County.

Said Lot No. 3 and part of Lot No. 2 front together 115 feet on the westerly side of Walnut Drive and run back 274.8 feet on the northerly line to the center of Glenside Avenue, now closed, and 254 feet, more or less, on the southerly line to the center of said Avenue, and measures 119 feet thereon.

Being the same prperty conveyed to John Ransom Zeitler and wife, Carol Miller Zeitler by deed dated July 30, 1965 from Anne Edythe Hollabaugh, a widow, of record in Book 3918, page 342, Register's Office for Davidson County, Tennessee. John Ransom Zeitler having since died on October 31, 2009 leaving Carol Miller Zeitler as surviving tenant by the entirety.

This conveyance is made subject to:

1. State and County taxes for the year 2019, a lien, but not yet due and payable, which have been prorated and assumed by Grantee. Map and Parcel No. 116 11 0 065 00.
2. Belle Meade City taxes for the year 2019, a lien, but not yet due and payable, which have been prorated and assumed by Grantee. Map and Parcel No.: 116 11 0 065 00.
3. All matters appearing on the Plan of record as Book 974, page 2, Register's Office for Davidson County, Tennessee.