THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 191023395**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is:$535,000.00. Affiant Subscribed and sworn to before me, this22nd day of November, 2019. Notary Public My Commission Expires: 1-3-22

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 319994 DEEDWARR
11/26/2019 08:52:53 AM 2 pgs
Fees: $13.00 Taxes: $1,979.50

20191126-0121973

WARRANTY DEED

Address New Owner: Chloe Childs and Anthony Childs 505 North 17th Street Nashville TN 37206	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 083 06 0 361.00

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, **Stephanie Mundy Self, Successor Trustee of The Golden Girl Land Trust, dated May 9, 2016** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Chloe Childs and Anthony Childs, husband and wife**, ("Grantees"), its 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 the Northerly 5 feet of Lot No. 2 and the Southerly 45 feet of Lot No. 3 in the John Shields Subdivision of Lot No. 6 of Horn's Spout Springs Addition to Nashville, a Plan which Subdivision is of record in Plat Book 57, Page 112, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Northerly 5 feet of Lot No. 2 and the Southerly 45 feet of Lot No. 3 join and front together 50 feet on the Easterly margin of North 17th Street, formerly Hughes Street and runs back between parallel lines in an Easterly direction 160 feet to an alley.

Being the same property conveyed to Michael Vaden, Trustee of The Golden Girl Land Trust, by Warranty Deed from Matthew Leff and Tracey Thirer Leff, Husband and Wife, of record in Instrument No. 20160816-0085161, in the Register's Office of Davidson County, Tennessee, dated August 08, 2016, and recorded on August 16, 2016.

Being the same property conveyed to Stephanie Mundy Self, Successor Trustee of The Golden Girl Land Trust dated May 9, 2016, by Quitclaim Deed from Michael Vaden, Trustee of The Golden Girl Land Trust, of record in Instrument No. 20180611-0055925, in the Register's Office of Davidson County, Tennessee, dated May 15, 2018, and recorded on June 11, 2018.

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 2020 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 The John Shields Subdivision of Lot No. 6 of Horn's Spout Springs Addition to Nashville, as recorded in Plat Book 57, Page(s) 112.

Easement for Driveway, recorded in Book 8661, Page 436.

This is improved property located at 505 North 17th Street Nashville TN 37206

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 22nd day of November, 2019.

The Golden Girl Land Trust, dated May 9, 2016

By: _____ Trustee
Stephanie Mundy Self, Successor Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Stephanie Mundy Self, 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 she is the Successor Trustee of The Golden Girl Land Trust, dated May 9, 2016, 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 22nd day of November, 2019.

_____
Notary Public

