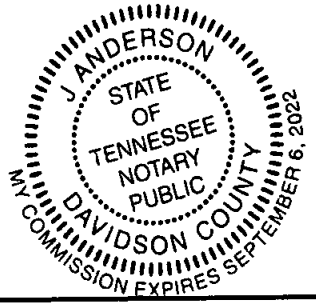
WARRANTY DEED



State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $243,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 14th day of February, 2020

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 1321 Murfreesboro Pike, Suite 823, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Zach T. Walton	NEW OWNER	07204030900
(NAME)	(NAME)	Karen Johnson Davidson County Batch# 360585 DEEDWARR 02/20/2020 08:31:00 AM 2 pgs Fees: $13.00 Taxes: $900.95
1437 McAlpine Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	20200220-0018736

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Ingrid M. Somers,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Zach T. Walton,** unmarried, hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

TRACT 1:
Land in Davidson County, tennessee being the rear part of Lot No. 2 of Block "C" on the Map of Country Club Estates, of record in Book 843, Page 95, Davidson County, Tennessee and described according to a copy of a survey thereof made February 6, 1943, by Z. J Wilkinson, Surveyor as follows:

Beginning at a stake 102.2 feet from the westerly margin of McGavock Avenue, on the northerly line of Lot No. 2 and continuing in a northwesterly direction 62.8 feet to a post at the rear line on the west margin of Lot No. 2; thence in the southerly direction along the easterly line of Lot No. 28, 100 feet to a stake; thence in a northeasterly direction 72.8 feet to the point of beginning.

TRACT 2:
Being a part of Lot No. 28 of Bock "C" on the Map of Country Club Estates, of record in Book 843, page 95, Register's office for Davidson County, Tennessee, described as follows: :

Beginning at a point in the northeasterly margin of Alpine, formerly McAlpine, Avenue 50-feet northwest of the commons corner of Lots No. 1 and 28; thence northeasterly 61 feet to a point in the line between Lots No. 1 and 28, which point is 2 feet south of the common corner of Lots No. 1 and 2 in the easterly line of Lot No. 28; thence with the line between Lots No. 2 and 28 northerly 2 feet to a point, which is 165 feet northwest of the westerly margin of McGavock Avenue as measured along the line between Lots No. 1 and 2; thence northeasterly along the line between Lots No. 2 and 28, 83.35 feet to a point which is 71.95 feet southwest of the northeast corner of Lot No. 28; thence in a southwesterly direction 120.95 feet to the northeasterly margin of Alpine Avenue 50 feet southeast of the common corner of Lots No. 27 and 28; thence along the northeasterly margin of said Avenue southeasterly 67 feet to the point of begining.

Being the same property conveyed to Ingrid M. Somers, by deed of record in Book 11753 , Page 963 and further conveyed to Ingrid Somers of record in Instrument NO. 20030204-0015141 , Register's Office for Davidson

County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☑ property, known as 1437 McAlpine Avenue, Nashville, TN 37216
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hands this 14th day of February, 2020.

Ingrid M. Somers

State of Tennessee
County of Davidson

Personally appeared before me Ingrid M. Somers, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 14th day of February, 2020.

Notary Public
My Commission Expires: _____

BETH HAZELWOOD
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 01-24-2022

File No.: 14354