WARRANTY DEED

Karen Johnson Davidson County
Batch# 650093 **DEEDWARR**
06/04/2021 03:02:15 PM 2 pgs
Fees: $13.00 Taxes: $1,824.10

20210604-0075425

JM-SB-MRE-21-1437

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $493,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF JUNE, 2021.

Notary Public

MY COMMISSION EXPIRES: 7/9/24

(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Kevin Trapp	**CrossCountry Mortgage, LLC**	
(NAME)	(NAME)	**072-04-0-309.00**
1437 McAlpine Avenue	**6850 Miller Road**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	**Brecksville, OH 44141**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **ZACH T. WALTON, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **KEVIN TRAPP, A SINGLE MAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

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 Zach T. Walton, unmarried by Warranty deed from Ingrid M. Somers of record in Instrument No. 20200220-0018736 Register's Office for Davidson County, Tennessee, dated February 14, 2020 and recorded on February 20, 2020.

This conveyance is subject to:
- Taxes for the year 2021 and subsequent years.
- Plan of record in Book 843, Page 95, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1437 McAlpine Avenue, Nashville, Tennessee 37216**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 hand(s) this the 3rd DAY OF JUNE, 2021.

Zach T. Walton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ZACH T. WALTON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 3rd of June, 2021.

Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2024

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212