WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/26/01 13:50 2pgs
Fees:11.00 Taxes:252.34

20010426-0042203

Return to: B-1993
WILSON & WEISS ASSOCIATES, LLC
7100 EXECUTIVE CENTER
SUITE 150
BRENTWOOD, TN 3702

STATE OF **TENNESSEE**
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$68,200.00**

Heather Lee
Affiant

KAREN L. TRUSTY NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY TENNESSEE

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **20TH** DAY OF **APRIL, 2001.**

Notary Public

MY COMMISSION EXPIRES: 12-29-03
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title and Escrow Co., 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles D. Walton	**SunTrust Bank, a Georgia Corporation**	**Map 72-1, Parcel 52**
(NAME)	(NAME)	
2510 Bethwood Drive	**201 4th Avenue North**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	**Nashville, TN 37219**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Rosemary Townsend, unmarried**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CHARLES D. WALTON,** , 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:

Land in Davidson County, Tennessee, being Lot No. 158 on the Plan of Shephardwood Subdivision, Section 2, of record in Plat Book 4460, Page 66, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Rosemary Townsend by John W. Townsend by deed of record in Book 7698, Page 409, Register's Office for Davidson County, Tennessee. Also being the same property conveyed to John W. Townsend and wife, Rosemary Townsend by deed of record in Book 5738, Page 971, said Register's Office.

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

unimproved ☐

This is improved ☒ property, known as **2510 Bethwood Drive, Nashville, TN 37207**

(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 hand(s)** this **20th day of April, 2001**.

Rosemary Townsend

Rosemary Townsend

State of Tennessee
County of Davidson

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

Witness my hand and official seal at Antioch, Tennessee, this 18th day of April, 2001.

Commission expires:
1-29-05

SHARI A. THOMPSON
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

Notary Public