WARRANTY DEED

STATE OF TENNESSE
COUNTY OF Sumner
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 282,200.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 10/21/2005

Notary Public

COMMISSION EXPIRES:

(AFFIX SEAL)

SHEILA McCORD NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN. EXPIRES 03/03/2007

Davidson County DEEDWARR
Recvd: 10/25/05 09:23 2 pgs
Fees:13.00 Taxes:1044.14

20051025-0128507

THIS INSTRUMENT WAS PREPARED BY:
Steven G. Waters, Atty.
Hallmark Title Company 100 Bluegrass Commons Blvd. Suite 115 Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Stormy A. Walker and Jean Walker	**Stormy A. Walker and Jean Walker**	**155-03B 21.00 CO**
(NAME) **7421 River Park Drive**	(NAME) **7421 River Park Drive**	
(ADDRESS) **Nashville, TN 37221**	(ADDRESS) **Nashville, TN 37221**	
(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, **Leoni C. Sidlowe and husband, David Sidlowe**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Stormy A. Walker and Jean Walker**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson**, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 21 ON THE PLAN OF RIVER PARK ESTATES OF RECORD IN BOOK 6250, PAGE 658 AND SURVEYOR'S CERTIFICATION OF CORRECTION OF RECORD IN BOOK 6785, PAGE 427 AND PLAT AMENDED IN BOOK 6830, PAGE 806, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 21 FRONTS 31.63 FEET ALONG THE WESTERLY MARGIN OF RIVER PARK DRIVE AND EXTENDS BACK 130.12 FEET ALONG THE NORTHERLYLINE AND 160.30 FEET ALONG THE SOUTHERLY LINE TO A BROKEN LINE IN THE REAR MEASURING 162.56 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED BY QUITCLAIM DEED FROM DAVID A. SIDLOWE TO LEONI C. SIDLOWE AS RECORDED ON THE 26TH DAY OF JULY, 1997 IN BOOK 10541, PAGE 402 AND WARRANTY DEED FROM BEGINNINGS, INC. TO DAVID A. SIDLOWE AND WIFE, LEONI C. SIDLOWE AS RECORDED ON THE 10TH DAY OF JUNE, 1986 IN BOOK 6881, PAGE 427, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. SAID LEONI C. SIDLOWE HAVING SINCE MARRIED DAVID SIDLOWE, AND THE SAID DAVID SIDLOWE JOINS IN THE EXECUTION OF THIS INTRUMENT FOR THE PURPOSE OF CONVEYING HIS MARITAL INTEREST TO SAID PROPERTY.

This conveyance is made subject to taxes which have been assumed by Grantee, any and all restrictions of record, all easements of record, any visible easements, all matters appearing on the plan of record, and all applicable governmental and zoning regulations.

☐ Unimproved
☒ This is Improved property known as: **7421 River Park Drive, Nashville, TN 37221**

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 our hand this 10/21/2005

Leoni C. Sidlowe

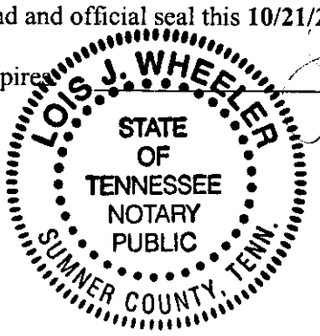
David Sidlowe

STATE OF TENNESSEE
COUNTY OF **Davidson**

Before me, A Notary in and for said County and State, duly commissioned and qualified, personally appeared Leoni C. Sidlowe and David Sidlowe, to me known, or proved on the basis of satisfactory evidence, to be the ones described in and who executed the foregoing instrument for the purposes therein contained as their free act and deed.

Witness my hand and official seal this **10/21/2005**

Commission expires:



Notary Public

My Commission Expires NOV. 20, 2007