WARRANTY DEED

2201
Bk 186

Sarah Drenske
STATE OF TENNESSEE NOTARY PUBLIC
MY COMMISSION EXPIRES: 11/14/2009
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $9,800.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF MARCH, 2006.

Notary Public

MY COMMISSION EXPIRES: 11/14/09
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 109 Kenner Avenue, Nashville, TN 37205

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Daniyal Laryea and Candace Koney-Laryea	Daniyal Laryea and Candace Koney-Laryea	47-60
(NAME)	(NAME)	
Lot No. 60. Sulphur Creek Road	3750 Herlong St.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218	New Port Richey, FL 34655	
(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, Charlotte Rose Walker, Maxine Walker Giddings, Matthew Walker, Jr. and Daniel Phillip Walker, as Trustees of the Charlotte Rose Walker Living Trust, Maxine Walker Giddings Living Trust, Matthew Walker, Jr., Living Trust, and Daniel Phillip Walker Living Trust, Under Agreement dated January 15, 1999, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Daniyal Laryea and wife, Candace Koney-Laryea, 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:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Being part of the same property conveyed to Charlotte Rose Walker, Maxine Walker Giddings, Matthew Walker, Jr., and Daniel Phillip Walker, as Trustees of the Charlotte Rose Walker Living Trust, Maxine Walker Giddings Living Trust, Matthew Walker, Jr., Living Trust, and Daniel Phillip Walker Living Trust, Under Agreement dated January 15, 1999, by QuitClaim Deeds of record in Instrument Number 20000310-0025118; Instrument Number 20000310-0025119; Instrument Number 20000310-0025120, Instrument Number 20000310-0025121 and in Instrument Number 20060405-0039147, 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 Lot No. 60 Sulphur Creek Road, Nashville, TN 37218

(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.

Davidson County DEEDWARR
Recvd: 04/05/06 13:51 4 pgs
Fees:23.00 Taxes:36.26
20060405-0039148

Witness our hands this 10th day of March, 2006.

Charlotte Rose Walker Living Trust, Maxine Walker Giddings Living Trust, Matthew Walker, Jr., Living Trust, and Daniel Phillip Walker Living Trust, Under Agreement dated January 15, 1999

Matthew Walker, Jr., Trustee

Witness our hands this 10th day of March, 2006.

Charlotte Rose Walker Living Trust, Maxine Walker Giddings Living Trust, Matthew Walker, Jr., Living Trust, and Daniel Phillip Walker Living Trust, Under Agreement dated January 15, 1999

Charlotte Rose Walker, Trustee

Witness our hands this 10th day of March, 2006.

Charlotte Rose Walker Living Trust, Maxine Walker Giddings Living Trust, Matthew Walker, Jr., Living Trust, and Daniel Phillip Walker Living Trust, Under Agreement dated January 15, 1999

Daniel Phillip Walker, Trustee

Witness our hands this 10th day of March, 2006.

Charlotte Rose Walker Living Trust, Maxine Walker Giddings Living Trust, Matthew Walker, Jr., Living Trust, and Daniel Phillip Walker Living Trust, Under Agreement dated January 15, 1999

Maxine Walker Giddings, Trustee

STATE OF OHIO

COUNTY OF Cuyahoga

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Maxine Walker Giddings, with whom I am personally acquainted, or (proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Trustee of the Charlotte Rose Walker Living Trust, Maxine Walker Giddings Living Trust, Matthew Walker, Jr., Living Trust, and Daniel Phillip Walker Living Trust, Under Agreement dated January 15, 1999, and that he/she as such as the Trustee of the Charlotte Rose Walker Living Trust, Maxine Walker Giddings Living Trust, Matthew Walker, Jr., Living Trust, and Daniel Phillip Walker Living Trust, Under Agreement dated January 15, 1999, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at ~~Nashville, Tennessee~~ this 17 day of March, 2006.

Commission expires: MARC ELLUS MILLER NOTARY PUBLIC STATE OF OHIO MY COMMISSION EXPIRES MAY 20, 2008

Notary Public

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Charlotte Rose Walker, with whom I am personally acquainted, or (proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Trustee of the Charlotte Rose Walker Living Trust, Maxine Walker Giddings Living Trust, Matthew Walker, Jr., Living Trust, and Daniel Phillip Walker Living Trust, Under Agreement dated January 15, 1999, and that he/she as such of the Charlotte Rose Walker Living Trust, Maxine Walker Giddings Living Trust, Matthew Walker, Jr., Living Trust, and Daniel Phillip Walker Living Trust, Under Agreement dated January 15, 1999, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 10th day of March, 2006.

Commission expires: 11/14/09

Sarah Drenske

Notary Public

Sarah Drenske STATE OF TENNESSEE NOTARY PUBLIC MY COMMISSION EXPIRES: 11/14/2009 DAVIDSON COUNTY

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Matthew Walker, Jr., with whom I am personally acquainted, or (proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Trustee of the Charlotte Rose Walker Living Trust, Maxine Walker Giddings Living Trust, Matthew Walker, Jr., Living Trust, and Daniel Phillip Walker Living Trust, Under Agreement dated January 15, 1999, and that he/she as such of the Charlotte Rose Walker Living Trust, Maxine Walker Giddings Living Trust, Matthew Walker, Jr., Living Trust, and Daniel Phillip Walker Living Trust, Under Agreement dated January 15, 1999, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 10th day of March, 2006.

Commission expires: 11/14/09

Sarah Drenske

Notary Public



STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Daniel Phillip Walker, with whom I am personally acquainted, or (proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Trustee of the Charlotte Rose Walker Living Trust, Maxine Walker Giddings Living Trust, Matthew Walker, Jr., Living Trust, and Daniel Phillip Walker Living Trust, Under Agreement dated January 15, 1999, and that he/she as such of the Charlotte Rose Walker Living Trust, Maxine Walker Giddings Living Trust, Matthew Walker, Jr., Living Trust, and Daniel Phillip Walker Living Trust, Under Agreement dated January 15, 1999, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 10th day of March, 2006.

Commission expires: 11/14/09

Sarah Drenske

Notary Public



File No.: 2201

EXHIBIT A

Land located in the 1st Councilmanic District of Davidson County, Tennessee on the east side of Sulpher Creek Road and being bounded by Allen on the south, by Winfrey on the north and east and described according to a survey dated 2-15-06 by Campbell, McRae and Associates Surveying, Inc. (John Hood TN.R.L.S. NO. 1838):

Beginning at an iron rod (new) in the north line of Luther Allen Book 3178, Page 66 R.O.D.C., TN., said iron rod being the southwest corner of Burnice Winfrey (Book 3926, Page 143 R.O.D.C., TN.) and the southeast corner of the herein described tract;
Thence with the northerly line of Allen N. 88° 10' 36" W. passing through an iron rod (new) at 58.94' and continuing in all a total of 85.14' to a point in the center of Sulpher Creek Road;
Thence with the center of Sulpher Creek Road N. 15° 34' 38" W. 37.46' to a point of curvature;
Thence with a curve to the right with a radius of 150.00', an arc length of 50.00' and a chord bearing and distance of N. 05° 25' 48" W. 49.77' to a point of tangent;
Thence N. 04° 07' 14" E. 32.05' to a point of curvature;
Thence with a curve to the right with a radius of 200.00. an arc length of 154.89' and a chord bearing and distance of N. 26° 18' 26" E. 151.05' to a point of tangent;
Thence N. 48° 29' 39" E. 61.06' to a point in center of Sulpher Creek Road, said point being the northwest corner of the here described tract;
Thence leaving Sulpher Creek Road S. 86° 28' 31" E. 35.33' to an iron rod (new) in the westerly line of Burnice Winfrey and the northeast corner to the herein described tract;
Thence with the westerly line of Winfrey S. 09° 43' 17" W. 298.29' to the point of beginning and containing an area of 0.67 acres more or less.