WARRANTY DEED

File Number: 60053

BOX 50-B

PREPARED BY:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

RETURN TO:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $315,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF MAY, 2006.

JAMES A. WALKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN

Notary Public

MY COMMISSION EXPIRES: 1-26-07

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Pinnacle Title & Escrow, LLC, 2109 Buena Vista Pike, Nashville, TN 37218

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael Brad Skipper	AmSouth Bank	105-9-364.00
(NAME) 900 Wedgewood Avenue	(NAME) P.O. Box 57046	
(ADDRESS) Nashville, TN 37203	(ADDRESS) Irvine, Ca 92619-7046	
(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, Charles E. Walker, a single person, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Michael Brad Skipper and Andrew B. Brashier, 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 the southwest part of Lot No. 21 on the Waverly Land Company's Plan of Lots, called Waverly Place, as of record in Book 57, Page 95, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Beginning at the northwest corner of Grove Avenue and Elliot Avenue, being the southwest corner of said Lot No. 21; thence, with the northerly margin of Grove Avenue westerly 50 feet; thence northerly 170 feet to a point; thence, easterly 45 feet to a point on the westerly margin of Elliot Avenue, thence with the said margin southerly 168 feet to the point of beginning.

Being the same property conveyed to Charles E. Walker, unmarried, by deed from Brian Smith, dated April 27, 2004, of record in Instrument#20040518-0058011, Register's Office for Davidson County, Tennessee

The legal description contained in herein is the same as the previous deed of record.

unimproved ☐

This is improved ☒ property, known as 900 Wedgewood Avenue, Nashville, TN 37203

(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 hand this 15th day of May, 2006.

Charles E. Walker

Davidson County DEEDWARR
Recvd: 05/17/06 13:12 2 pgs
Fees:13.00 Taxes:1165.50

20060517-0057842

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 Charles E. Walker, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained

Witness my hand and official seal at Nashville, Tennessee this 15th day of May 2006.

DWAYNE L. BELL, SR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Commission expires: **MY COMMISSION EXPIRES: March 22, 2008**

Notary Public