(3)

File No. 260600277

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/22/06 14:00 2 pgs
Fees:13.00 Taxes:333.00
20060622-0074739

LINDA V. JONES NOTARY PUBLIC WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $90,000.00

Harold Walker
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF JUNE, 2006.

Notary Public

MY COMMISSION EXPIRES: June 22, 2009.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney - Southern Title Services
547 N. Mt. Juliet Rd., Suite 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO: J.H.	MAP-PARCEL NUMBERS
Harold Walker	Countywide Home Loans	Map 072-08-0
(NAME) 2216 Stratford Avenue	(NAME) PO Box 961206	Parcel 134.00
(ADDRESS) Nashville, TN 37216	(ADDRESS) FORTWORTH TX 76161	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, I, **Vivian Hooper individually and Vivian Hooper, Administrator of the Estate of Gerald W. Dale, deceased** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Harold Walker and wife, Sharon Walker,** 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 all of Lot No. 76, on the Plan of Dalewood Section I, as shown by plat appearing of record in Plat Book 1424, Page 108, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Gerald W. Dale, a single person by Warranty Deed dated March 7, 2000 of record in Instrument No. 20000315-0026413, Register's Office for Davidson County, Tennessee. The said Gerald W. Dale died intestate April 20, 2006, leaving Vivian Hooper and James Julius Dale sole heirs-at-law. The said James Julius Dale declined all his interest in subject property as evidenced by his Quitclaim Deed filed of Record in Instrument No. 20060622000 74738, said Register's Office.

Sanitary Sewer and/or Storm Drainage Easement of record in Book 4191, Page 598; All matters shown on the plan of record in Plat Book 1424, Page 108; all in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 2216 Stratford Avenue, Nashville, TN 37216
(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 I do covenant with the said GRANTEES that I am 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 I do further covenant and bind itself, its successors, 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 21st day of June, 2006.

Estate of Gerald W. Dale

Vivian Hooper

Vivian Hooper, Administrator

Vivian Hooper

Vivian Hooper, individually

STATE OF TENNESSEE

COUNTY OF WILSON

Before me, the undersigned Notary Public, of the state and county aforesaid, personally appeared Vivian Hooper, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Administrator of the Estate of Gerald W. Dale, an estate, and that she as such Administrator, as duly authorized executed the foregoing instrument for the purposes therein contained, by signing the name of the estate by herself as Administrator.

Witness my hand and official seal this the 21st day of June 2006.

Linda V. Jones

Notary Public

My Commission Expires: 6-22-09

LINDA V. JONES STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

State of Tennessee County of Wilson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Vivian Hooper, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand at office this 21st day of June, 2006.

Commission expires: June 22, 2009

Linda V Jones Notary Public

LINDA V. JONES STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

(seal)

File Number: 260600277

RETURN TO:

Southern Title Services

547 N. Mt. Juliet Rd., Suite 100

Mt. Juliet, TN 37122