WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/12/06 09:08 2 pgs
Fees:13.00 Taxes:455.10

20060712-0083558

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $124,000.00

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 2ND DAY OF JUNE, 2006.

Notary Public

MY COMMISSION EXPIRES: November 25, 2006.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
American Title Service Inc., 2672 Mount Juliet Road, Mount Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William E Walden	Resmae	173
(NAME)	(NAME)	
5537 Pettus Road	5300 Town & Country Blvd.	
(ADDRESS)	(ADDRESS)	172
Antioch, TN 37013	Frisco, TX 75034	
(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, Erica C. Trail, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO William E Walden, an married person, 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. 2 on the Subdivision of the John W. Lewis and wife Joyce Property, as of record in Book 7900, Page 41, Register's Office for Davidson County, Tennessee, to which plan reference is hereby by made for a more complete description of said lot.

Being the same property conveyed to Erica Trail by Warranty Deed from Joyce M. Frye, formerly Joyce M. Lewis, of record in Instrument Number 20020430-0052872, Register's Office for Davidson County, Tennessee. The said Joyce M. Lewis has since married and is now Joyce M. Frye.

Subject to all matters of record in Plat Book 7900, Page 41, Register's Office for Davidson County, Tennessee.

Subject to any and all easements and/or restrictions of record in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 5537 Pettus Road, Antioch, TN 37013

(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 2nd day of June, 2006.

Erica Trail

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said State, the within named Erica Trail, unmarried, the bargainor(s), with whom I am personally aquainted 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 and official seal at Mount Juliet, Tennessee this 2nd day of June, 2006.

Commission expires: November 25, 2006

SANDRA GOLDEN-WOODS Notary Public At Large DAVIDSON COUNTY, TENN.

Sandra Golden-Woods Notary Public