WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/26/06 14:28 2 pgs
Fees:13.00 Taxes:236.80
20060726-0090406

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $64,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 10/20/08
(AFFIX SEAL)

SHANNA RAY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
1st Trust Title, Inc., 116 Lineberry Blvd., Ste. 200, Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Steven R. Aragon and Bradford W. Kose	New Owner	Map 94-1
(NAME)	(NAME)	
1009 Lenore Street		
(ADDRESS)	(ADDRESS)	Parcel 148
Nashville, TN 37206		
(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, **Vincent Maurice Walker and Sharetta Sneed Walker, husband and wife**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Steven R. Aragon , unmarried, and Bradford W. Kose, unmarried, as joint tenants with rights of survivorship, 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:

Being Lot No. 65 on the Plan of A.J. Caldwell's Subdivision of the Hobson Lands, as shown of record in Plat Book 421, Page 78, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Said Lot No. 65 fronts 50 feet on the north side of Lenore Street and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Vincent Maurice Walker and Sharetta Sneed Walker by Deed from Mel Martinez, Secretary of Housing and Urban Development, of Washington, D.C., filed for record 03/14/02 as Instrument No. 20020314-0032501, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 1009 Lenore Street, Nashville, TN 37206

(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 our hands this 21st day of July, 2006.

Vincent Maurice Walker

Vincent Maurice Walker

Sharetta Sneed Walker

Sharetta Sneed Walker
By Vincent Maurice Walker
attorney in fact, pursuant to
Power of Attorney of record in Instrument No.
20060726-0090405
RODCT.

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public, Vincent Maurice Walker, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Mt. Juliet, Tennessee this 21st day of July, 2006.

Commission expires: 10/26/08

SHANNA RAY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Shanna Ray

Notary Public

STATE OF TENNESSEE

COUNTY OF WILSON

On this 21st day of July, 2006, before me personally appeared Sharetta Sneed Walker by Vincent Maurice Walker as his/her Attorney in Fact, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Sharetta Sneed Walker, and acknowledged that such person executed the same as the free act and deed of Sharetta Sneed Walker.

Witness my hand and official seal at Mt. Juliet, Tennessee this 21st day of July, 2006.

Commission expires: 10/26/08

SHANNA RAY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Shanna Ray

Notary Public