WARRANTY DEED 9065

STATE OF **TENNESSEE**
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$142,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **28TH** DAY OF JULY, 2006.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 08/01/06 14:08 2 pgs
Fees:13.00 Taxes:525.40

20060801-0093455

PAUL F. SOPER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY TENN.

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title and Escrow Co., [illegible]ad, Suite 200, Nashville, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ronald Walton	New owner	**162-06-0 343.00**
(NAME)	(NAME)	
139 Valley Green Drive		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(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, **Anne C. Thomas**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Ronald Walton and Tiah Walton, husband and wife**, 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. **28** on the Plan of **Bess Estates**, Section I of record in Plat Book **4460**, Page **154**, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to **James S. Thomas Jr. and wife, Anne C. Thomas** by deed of record in Book 5448, Page 620, Register's Office for **Davidson** County, Tennessee.

James S. Thomas Jr. being deceased.

This conveyance is subject to any and all existing plat notes, conditions, restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as **139 Valley Green Drive, 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/our hand(s) this 28th day of July, 2006.

x Anne C. Thomas

Anne C. Thomas

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 Anne C. Thomas the 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 purposes therein contained.

Witness my hand and official seal at Antioch, Tennessee, this 28th day of July, 2006.

Commission expires: 11/24/07

Notary Public

