10478 30447

WARRANTY DEED

File Number: 70115

Davidson County DEEDWARR
Recvd: 03/29/07 09:37 2 pgs
Fees:13.00 Taxes:380.73
20070329-0037433

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $102,900.00

Elizabeth Gray
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF MARCH, 2007.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

MY COMMISSION EXPIRES: May 23, 2009

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Pinnacle Title & Escrow, LLC, 2100 Powell Vista Pike, Nashville, TN 37218

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jay Link	US Bank	163-16-0-99.00
(NAME)	(NAME)	
1320 Hickory Park Villas	PO Box 20005	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Owensboro, KY 42304	
(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 THOMAS J. LINK single 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:

BEING Lot No. 40-B. Hickory Park Villas Section 2 Zone Lot Division Lots 32-40, as shown on plat of record in Plat Book 5200, Page 603, plat amended in Book 6250, page 598 in the Register' s Office, Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said property.

Being the same property conveyed to Charles E Walker, a single person by deed from Barry Zeitlin and wife, Linda Zeitlin, dated December 15, 2006, of record in Instrument #20061221-0157801, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record (3) all subdivisions/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 1320 Hickory Park Villas, 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 27th day of March, 2007.

Charles E. Walker

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 Charles E. Walker executed the within instrument for the purposes herein contained.

Witness my hand and official seal at Davidson County, Tennessee, this 27th day of March 2007.

Commission expires:

MY COMMISSION EXPIRES:
May 23, 2009

Notary Public

RACHEL L. DELL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY