WARRANTY DEED

File Number: 70215

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $129,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF MAY, 2007.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

KARA HAWLEY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

My Commission Expires SEPT. 19, 2009

THIS INSTRUMENT WAS PREPARED BY Pinnacle Title & Escrow, LLC, 2109 Buena Vista Pike, Nashville, TN 37218

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lori Evert	Lori Evert	Map 95Parcel 43
(NAME)	(NAME)	
294 McGavock Pk.	294 McGavock Pk.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Nashville, TN 37214	
(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, William Walker, a married person Suzanne P. Walker, a married person, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Lori Evert, an unmarried 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 part of Lot No. 3 on the Map of the Subdivision of the Merritt Farm as of record in Book 547, page 65, Register's Office for said County described according to a survey made by John M. Sullivan, County Surveyor, August 11, 1951, as follows:

Beginning in the center of Merritt Lane at the southeast corner of the property conveyed to Robert G. Northern and wife, by deed from Ida C. Merritt of record in Book 1876, Page 415, said Register's Office; thence with Northern's southerly line North 89 deg. 25 minutes West 351 feet to the westerly line of said Lot No. 3; thence with said westerly line of Lot 2 South 5 deg. 43 minutes west 249 feet to the northerly line of the T.V.A. right-of-way; thence with said line south 82 deg. 23 minutes East 361 feet to the center of Merritt Lane; thence with the center of said Lane North 8 deg. 28 minutes West 100 feet to the beginning, containing 2.2 acres more or less.

Being the same property conveyed to William Walker and wife Suzanne P. Walker by deed on March 30,2001 Instrument # 20010409-0035016 in Register's Office in Davidson County.

This conveyance is subject to any and all existing easements and restrictions of record.

unimproved ☐

This is improved ☒ property, known as 294 McGavock Pk., Nashville, TN 37214

(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 15th day of May, 2007.

William Walker

Suzanne P. Walker

Davidson County DEEDWARR
Recvd: 05/17/07 15:34 2 pgs
Fees:13.00 Taxes:480.63

20070517-0059321

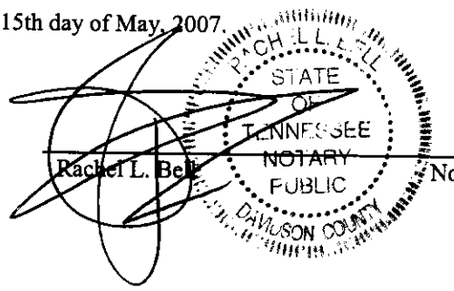
STATE OF TENNESSEE COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named William Walker and wife Suzanne P. Walker, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that William Walker and wife Suzanne P. Walker executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 15th day of May, 2007.

Commission expires:

MY COMMISSION EXPIRES:
May 23, 2009



Rachel L. Bell

Notary Public