WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/11/07 13:20 2 pgs
Fees:12.00 Taxes:0.00

20070611-0069727

AMY ADAM NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 22, 2010

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS EXEMPT

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF JUNE, 2007.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TENNESSEE 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kevin H. Sharp, Trustee	New Owner	Map 117-06
(NAME)	(NAME)	
2313 Golf Club Lane		Parcel 41
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(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, **ROBERT WALSH AND WIFE, GLYNIS WALSH**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KEVIN H. SHARP, TRUSTEE OF THE SBC REVOCABLE TRUST,** 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:

Lying and being in Davidson County, Tennessee, and being the East 150 feet of Lot No. 7 on the Plan of E. L. Hampton's Subdivision, called Hillsboro Heights, not of record, described as follows:

Beginning at a point in the center of Golf Club Road, the common corner of Lot Nos. 6 and 7 on said plan; thence with the line between said lots, South 367 feet more or less, to the common carrier of Lot Nos. 6, 7, 13 and 14; thence with the line between Lot Nos. 7 and 13, West 150 feet; thence North parallel to the first line 367 feet more or less, to a point in the center of Golf Club Road; thence with the center of said road, East 150 feet to the point of beginning.

Being the same property conveyed to Robert Walsh and wife, Glynis Walsh by deed from Omer H. Jordan, Jr., of record as Instrument No. 20060130-0011435, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) 2007 real property taxes; and (b) restrictive covenants of record in Book 805, page 602 and in Book 806, page 50, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 2313 Golf Club Lane, Nashville, Tennessee 37215
(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 8th day of June, 2007.

Robert Walsh

Glynis Walsh

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 Robert Walsh and Glynis Walsh, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 8th day of June, 2007.

Commission expires:

Notary Public

AMY ADAMS GOWAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 22, 2010