WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $257,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of June, 2007.

Notary Public

MY COMMISSION EXPIRES: 3-20-10
(AFFIX SEAL)

AMANDA HANELINE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Davidson County DEEDWARR
Recvd: 06/28/07 09:11 2 pgs
Fees:13.00 Taxes:950.90
20070628-0077054

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 2401 Memorial Blvd.
Springfield, Tennessee 37172

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thomas Walker	Volunteer Trust Mortgage	
(NAME)	(NAME)	
763 Myhr Dr.	301 S. Perimeter Park Dr. #125	15602009800
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Nashville, TN 37211	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20071196

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, Ronald D. King and wife, Constance T. King**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Thomas Walker and Amy Walker**, 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. :

SEE ATTACHED EXHIBIT A

unimproved ☐

This is improved ☒ property, known as 763 Myhr Dr., Nashville, TN 37221

(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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness our hands this 25th day of June, 2007.

Ronald D. King

Constance T. King

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

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

Witness my hand and official seal this 25th day of June, 2007.

Commission expires: January 23, 2010

Cari Allen
Notary Public

CARI ALLEN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires January 23, 2010

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 309 on the Plan of Harpeth Valley Park, Section 3, as of record in Book 4175, page 15, Register's Office for said county, and fronts 90 feet on the Easterly side of Myhr Drive and extends back 175 feet on the Northerly line and 242 feet on the Southerly line to a dead line, which is a broken line in the rear which measures a total of 127.4 feet thereon.

BEING all of the same property conveyed to Ronald D. King and wife, Constance T. King by Warranty Deed from Wendell L. Smith, Jr. and wife, Sharon M. Smith dated July 15, 1985 and filed of record in Book 6608, Page 23, Register's Office for Davidson County, Tennessee.

RESTRICTIONS:
This conveyance is made subject to restrictions appearing of record in Book 4237, page 179, Register's Office for said County, and to easements, setback lines and other matters as indicated on the aforesaid subdivision plat.

RDK

CTK