WARRANTY DEED

RETURN TO: EXECUTIVE TITLE, LLC
4470 Old Lebanon Dirt Rd.
Mt. Juliet, TN 37122

Davidson County DEEDWARR
Recvd: 07/09/07 10:59 2 pgs
Fees:13.00 Taxes:423.65

20070709-0081423

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $114,500.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE.

Notary Public

MY COMMISSION EXPIRES: 6-30-10
(AFFIX SEAL)

DUSTIN C. DUNN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY TN

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 165 Indian Lake Blvd., Ste. 106
Hendersonville, Tennessee 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sharon Tilley	Sharon Tilley	
(NAME)	(NAME)	
3953 Stilton Drive	3953 Stilton Drive	41-11-63
(ADDRESS)	(ADDRESS)	
Nashville, TN	Nashville, TN 37207	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20071308

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **I, Vera Smith Walker**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Sharon Tilley**, hereinafter called the GRANTEE, **his/her** heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit. :

* unmarried
* single

Land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 327 on the Map of Bellshire Estates, Section "A" as of record in Book 2331, pages 115 and 116, Register's Office for said County, described as follows:

BEGINNING at a point in the Northerly margin of Stilton Drive, the common corner of Lot Nos. 327 and 381; thence Northerly with the line between said two lots 238.2 feet to the common corner of Lot Nos. 327, 329 and 381; thence Westerly with the line between said Lot Nos. 327 and 329, 243 feet to a point in the Easterly margin of Sussex Drive; thence Southerly with the margin of the same 151.7 feet to the beginning of a curve; thence around said curve in a Southeasterly direction 35.8 feet to a point in the Northerly margin of said Stilton Drive; thence Easterly with the margin of the same 152.2 feet to the point of beginning.

BEING all of the same property conveyed to William A. Walker and wife, Vera Smith Walker by Warranty Deed from Luther A. Tipton and wife, Emma Marie Tipton dated August 14, 1965 of record in Book 3926, Page 28, Register's Office for Davidson County, Tennessee. The said William A. Walker is now deceased leaving the said Vera Smith Walker the surviving tenant by the entirety and sole owner of said land.

unimproved ☐

This is improved ☒ property, known as 3953 Stilton Drive, Nashville, TN 37207

(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 GRANTEE, his/her heirs and assigns forever; and I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his/her 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 [illegible] of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this.

_____

_____

+Vera Smith Walker By
Vera Smith Walker Wilma Sue Pearson
Attorney in Fact

STATE OF TENNESSEE

COUNTY OF SUMNER

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

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

Commission expires:

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF SUMNER

On this 25th day of 2007, before me personally appeared Wilma Sue Pearson, to me known to be the person who executed the foregoing instrument in behalf of Vera Smith Walker, and acknowledged that she executed the same as the free act and deed of Vera Smith Walker.

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

* Commision expires: 3/24/09

MELISSA D. ROGERS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TN

Melissa D. Rogers
Notary Public

* said POA of record in book +, page —,
@ ROD CT.

* 200707090081422