WARRANTY DEED

File Number: 70157

Davidson County DEEDWARR
Recvd: 07/19/07 15:17 2 pgs
Fees:13.00 Taxes:721.50

20070719-0086087

JONATHAN TRISTON JACOBS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $195,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF JULY, 2007.

Notary Public

MY COMMISSION EXPIRES: 3-22-08

(AFFIX SEAL)

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
Daniel L. Pitchford	Daniel L. Pitchford	78720-1
(NAME)	(NAME)	
193 Graylynn Dr	193 Graylynn Dr	
(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 J. Walker and Stephen P. Walker, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Daniel L. Pitchford and Amy D. Pitchford, 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:

Land at 193 Graylynn Drive and situated in Davidson County Tennessee and being Lot No. 1 on the Plan of Walker Estates, as of record in Book 5190 page 743, Register's office for Davidson county Tennessee, To which plan reference is hereby made for a more particular Description.

Being the same property conveyed to William Joseph Walker Sr. and Stephen Patrick Walker, as joint Tenants with the Right of Survivorship by Quitclaim deed from Hamilton J. Walker, widower, dated April 25th 2000 and filed for record in Instrument Number 20000427-0041988, Register's Office for Davidson County, Tennessee. Said Deed of Correction was filed for record in Instrument Number 20010524-0053947, Register's Office for Davidson County, Tennessee.

Property Address: 193 Graylynn Drive, Nashville, Tennessee 37214.

unimproved ☐
This is improved ☒ property, known as 193 Graylynn Dr, 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 9th day of July, 2007.

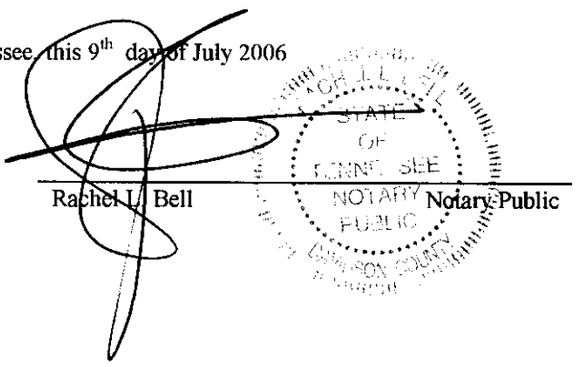
William J. Walker

Stephen P. 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 William J, Walker and Stephen 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 J. Walker and Stephen P. Walker executed the within instrument for the purposes therein contained

Witness my hand and official seal at Davidson County, Tennessee, this 9th day of July 2006



Rachel L. Bell Notary Public

Commission expires:

MY COMMISSION EXPIRES:
May 23, 2009