This instrument prepared by:
TrustLand Title & Escrow, LLC
1529 Hunt Club Blvd., Suite 400
Gallatin, TN 37066
(615) 230-6587

File No.: **07-1799**

Davidson County DEEDWARR
Recvd: 07/27/07 12:44 2 pgs
Fees:13.00 Taxes:536.50
20070727-0089500

WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged **Howard E. Walker and wife, Annie Christine Walker, ("Grantor"),** has bargained and sold, and by these presents does transfer and convey unto **Amelia H. Wrye, an unmarried individual ("Grantee"),** and Grantee's successors and assigns all of Grantor's interest in a certain tracts of land located in **Davidson** County, **Tennessee,** to wit:

Land in Sumner County, Tennessee, being Lot No. 12 on the Plan of Phase Two, Section Four, Charleston Square Subdivision, of record in Plat Book 6900, Page 725, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Howard E. Walker and Annie Christine Walker, by Warranty Deed from James C. Childress and wife, Connie A. Childress, of record in Instrument No. 20040415-0042446, Register's Office for Davidson County, Tennessee, dated April 12, 2004 and recorded April 15, 2004.

This conveyance is made subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

Parcel ID # **018-07-0-162**
☒ Improved OR
☐ Unimproved property located at: **403 Carlton Place, Goodlettsville, TN 37072**

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the Grantee, his/her heirs, successors and assigns in fee simple forever.

The said Grantor does hereby covenant with the said Grantee that he/she is lawfully seized in fee simple of the aforedescribed Real Estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

WITNESS the signature of the party of the first part of the day and year first above written.

Witness our hands on this the **24th** day of **July, 2007.**

Howard E. Walker
Howard E. Walker

Annie Christine Walker
Annie Christine Walker

STATE OF **Tennessee** COUNTY OF **Sumner**

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Howard E. Walker and Annie Christine Walker** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as his/her free Act and Deed.

Witness my hand and Notarial Seal on this the **24th** day of **July, 2007.**

Tina Hodges
Notary Public

TINA HODGES NOTARY PUBLIC AT LARGE SUMNER CO., TENNESSEE

My Commission Expires: 2/20/08

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STATE OF **Tennessee**

COUNTY OF **Sumner**

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$145,000.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Amelia H. Wrye
Affiant

Subscribed and sworn to before me on this the **24th** day of **July, 2007.**

Tina Hodges
Notary Public

TINA HODGES NOTARY PUBLIC AT LARGE SUMNER CO., TENNESSEE

My Commission Expires: 2-26-08

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Owner's Name: **Amelia H. Wrye**

and Address: 312 Utley Drive
Goodlettsville TN 37072

Mail tax bills to, (Person or Agency responsible for payment of taxes)
New Owner