WARRANTY DEED

File Number: 70156

Being rerecorded to correct map & parcel for Instrument #20070719-0086084

Davidson County DEEDWARR
Recvd: 08/20/07 08:10 3 pgs
Fees:17.00 Taxes:0.00
20070820-0098917

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $174,900.00

Florence King
Affiant

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

Notary Public

MY COMMISSION EXPIRES: MY COMMISSION EXPIRES May 23, 2009

(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	09504024200
(NAME)	(NAME)	
191 Graylynn Dr	191 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, a single person Suzanne Walker, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Daniel L. Pitchford, a single person 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 191 Graylynn and situated in Davidson County Tennessee and being lot 2 on the plan of Walker Estates, of record in Book 5190 page 743 Register's office for Davidson County Tennessee, to which plat reference is hereby made for a more particular description; and,

Being the same property conveyed to William J. Walker by Quitclaim deed from Hamilton J. Walker and wife Kathyrn E. Walker dated September 18th 1992 and filed for record in Book 2734, page 369 RODC.

This conveyance is subject to any and all existing easements and restrictions of record

unimproved ☐

This is improved ☒ property, known as 191 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

Suzanne Walker

STATE OF TENNESSEE COUNTY OF DAVIDSON

~~STATE OF TENNESSEE~~
~~COUNTY OF DAVIDSON~~

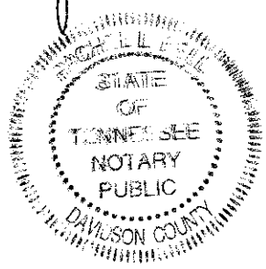
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named William J. Walker, and wife Suzanne Walker the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that William J. Walker and wife Suzanne 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, 2007.

Commission expires:

MY COMMISSION EXPIRES:
May 23, 2009

Rachel L. Bell Notary Public



PINNACLE

TITLE & ESCROW, LLC

2109 Buena Vista Pike Nashville, TN 37218
Office (615) 256-3353 ~ Fax (615) 256-3331

I, Rachel L. Bell , do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Elizabeth Gray, a notary public for this county and state, Rachel L. Bell who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

MY COMMISSION EXPIRES: July 24, 2010

ELIZABETH A. GRAY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires JULY 24, 2010