WARRANTY DEED

File Number: 70461

Notary Seal present, but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $78,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF NOVEMBER, 2007.

Notary Public

MY COMMISSION EXPIRES: 5/22/2010
(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
Dr. Margaret Dahlhauser	Dr. Margaret Dahlhauser	
(NAME) 1316 N 5th St	(NAME) 701 Nesbitt Court	071-16-0-354.00
(ADDRESS) Nashville, TN 37207	(ADDRESS) Nashville, TN 37207	
(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, Angela Latrice Walton, Executrix of and Devisee of the Estate of Marion Yvonne Walton, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Dr. Margaret Dahlhauser and husband, Arthur S. Dahlhauser, 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 in Davidson County, Tennessee being Lot No. 13 on the Plan of Tom Joy Subdivision, as of record in Book 3600, page 47, Register's Office foe Davidson County.

Said Lot No 13 front 57 feet on the westerly side of North 5th Street, and extends back between lines, 189.5 feet on the northerly line and 178.2 feet on the southerly line to a line in the rear on which it measures 76.00 feet.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect said premises.

Being the same property conveyed to Marion Yvonne Senter Walton by Quitclaim Deed from Elbert C. Walton on May 31, 2000 in Instrument # 2000531-0053761.

Marion Yvonne Senter Walton having since died on July 4, 2007 leaving a will dated May 9, 1994, which has since been probated in Docket # 07P-1778. Thereby leaving the subject property to Angela Latrice Walton as sole heir at law and sole beneficiary of the will. Angela Latrice Walton thereby holds fee simple interest in the property.

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

unimproved ☐

This is improved ☒ property, known as 1316 N 5th St, 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 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.

Davidson County DEEDWARR
Recvd: 12/03/07 15:00 2 pgs
Fees:13.00 Taxes:288.60
20071203-0139995

Witness my hand this 15th day of November, 2007.

By _____
Angela Latrice Walton, Executrix of and Devisee of the
Estate of Marion Yvonne Walton

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 Angela Latrice Walton, , Executrix of and Devisee of the Estate of Marion Yvonne Walton the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that Angela Latrice Walton, Executrix of and Devisee of the Estate of Marion Yvonne Walton executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 15th day of November, 2007.

Commission expires: 4/28/09

_____
Notary Public

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but could not be reproduced.

Bill Garrett
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