Davidson County DEEDWARR
Recvd: 02/29/08 13:22 2 pgs
Fees:13.00 Taxes:1295.00

20080229-0020201

File No. 280100854

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF FEBRUARY, 2008.

Notary Public

MY COMMISSION EXPIRES: 1-20 09

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C.
121 First Avenue South, Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William Dell Walker	NEW OWNER	091-16-0-075.00
(NAME) 4501 Elkins Ave.	(NAME)	
(ADDRESS) Nashville, TN 37209	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, Domingo A. Carletello and Stacy L. Carletello, husband and wife, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO William Dell Walker and Alice Brown Walker, husband and wife, HEREINAFTER CALLED THE GRANTEE(S), HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING the easterly part of Lot No. 402 of Block 19, Charlotte Park Company's First Addition, of record in Book 57, page 103, Register's Office of Davidson County, Tennessee. Beginning at the southwest corner of Elkins, formerly Second Avenue and 45th Avenue, North, formerly 4th Street, running thence with the southerly margin of Elkins Avenue West 50 feet; thence parallel with 45th Avenue North, southerly 180 feet to an alley; thence with the northerly margin of said alley, easterly 50 feet to the westerly margin of 45th Avenue, North thence with the westerly margin of 45th Avenue, North northerly 180 feet to the beginning.

Being the same property conveyed to Domingo A. Carletello by Warranty Deed from Gary P. White, an unmarried man, and Eric D. Harris, an unmarried man of record in Instrument No. 20060810-0098432, Register's Office for said County.

Taxes for the year 2008 and subsequent years, a lien, but not yet due and payable.

Subject to all matters as set forth per Plat Book 57, Page 103, Register's Office of said County.

This conveyance is further 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.

unimproved ☐

This is improved ☒ property, known as 4501 Elkins Ave., Nashville, TN 37209
(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(S), heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hands this 22nd day of February, 2008.

Domingo A. Carletello

Stacy L. Carletello

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Domingo A. Carletello and Stacy L. Carletello, with whom I am personally acquainted, and who acknowledged the execution of the within instrument for the purpose therein contained.

Witness my hand at office this 20th day of February, 2008.

Commission expires: 1-2009

Notary Public

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

File Number: 280100854

RETURN TO: