File No. 290100616

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/10/09 15:30 2 pgs
Fees:13.00 Taxes:1665.00
20090210-0011667

My Commission Expires April 17, 2010

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $450,000.00

Shelly V. Street
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3RD DAY OF FEBRUARY, 2009.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

JAMES ALEXANDER STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
Sidwell, Barrett, & Welch, PC
216 Centerview Drive, Suite 139
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John J. Walton	NEW OWNER	16006002500
(NAME)	(NAME)	
5329 Forest Acres Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37220		
(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, WE, **Elaine Carroll Poole and Ann Carroll Bowling**, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto **John J. Walton and Stephanie W. Walton, husband and wife,** hereinafter called the grantee(s), 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. 228, Section One Oak Hill Estates, as shown on plat of record in Plat Book 3700, Page 118-120, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said property.

Also Being the same property conveyed to Walter W. Carroll and wife, Louise B. Carroll by Warranty Deed from Gardner S. Howland, Jr. and wife, Judith N. Howland of record in Book 4619, Page 49 on July 12, 1972 and filed for record on July 14, 1972, Register's Office for Davidson County, Tennessee. Said Louise B. Carroll having since died on August 16, 1997, leaving the said Walter W. Carroll a widower. The said Walter W. Carroll having since died on June 7, 2007, said property now solely vested in Elaine Carroll Poole and Ann Carroll Bowling by Last Will and Testament of Walter William Carroll of record in Docket 07P970 and filed for record on June 18, 2007, Probate Court for Davidson County, Tennessee.

This conveyance is subject to:

All matters as set forth per Plat Book 3700, Page 118-120, Register's Office for Davidson County, Tennessee.

Water Easement of record in Book 4385, Page 463, Register's Office for Davidson County, Tennessee.

Sewer Easement of record in Book 7681, Page 246, Register's Office for Davidson County, Tennessee.

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 5329 Forest Acres Drive, Nashville, TN 37220
(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), THEIR 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), 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 my/our hands this 3rd day of February, 2009.

Elaine Poole

Elaine Poole

Ann Bowling

Ann Bowling

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named **Elaine Carroll Poole** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 3rd day of February, 2009.

Commission expires: 7/10/2011

CHRISTOPHER JACKSON Notary Public At Large RUTHERFORD COUNTY, TN

Notary Public

STATE OF MISSISSIPPI
COUNTY OF Madison

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named **Ann Carroll Bowling** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 2 day of February, 2009.

My Commission Expires: 8/7/2011

Notary Public

STATE OF MISSISSIPPI DREW LEVANWAY ID NO 86497 NOTARY PUBLIC Comm Expires August 7, 2011 MADISON COUNTY

File Number: 290100616

RETURN TO:
Cumberland Title
216 Centerview Drive, Suite 139
Brentwood, TN 37027