BILL GARRETT, Davidson County
Trans: T20090068515 DEEDWARR
Recvd: 10/07/09 10:55 2 pgs
Fees: 13.00 Taxes: 318.20

20091007-0093380

WARRANTY DEED

Record & Return TO:
Foundation Title & Escrow
30 Burton Hills Blvd, #175
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $86000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 30TH DAY OF SEPTEMBER, 2009.

Notary Public

MY COMMISSION EXPIRES: 9-15-10
(AFFIX SEAL)

BETTIE J. BUTCHKOSKI-WALTERS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Comm. Expires September 15, 2010

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, LLC, 100 Bluegrass Commons Boulevard, Suite 2110, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lisa D. Street	SunTrust Mortgage, Inc.	33-4-35
(NAME)	(NAME)	
125 Draper Drive	401 Commerce Street Suite 6100	
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	Nashville, TN, 37219	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in 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, I/WE, **Billy Joe Walters, married**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Lisa D. Street, married**, 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. 20 on the Plan of Goodlettsville Heights, Section IV, of record in Book 2133, page 44, Register's Office for said County.

SAID Lot No. 20 fronts 115 feet on the southerly side of Draper Drive and runs back 350 feet between parallel lines.

Being the same property conveyed to Billy Joe Walters and wife, Phyllis May Walters by Warranty Deed from Carlene B. Leedy, a widow, dated June 11, 1974 and recorded in Book 4824, page 361, Register's Office for Davidson County, Tennessee. Phyllis May Walters having since died on November 14, 2006. Billy Joe Walters has since remarried to Bettie J. Walters.

Bettie J. Walters, spouse of Grantor, joins in the execution of this instrument for the purpose of conveying her marital interests in the subject property.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 125 Draper Drive, Goodlettsville, TN 37072

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, has 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 29th day of September, 2009.

Billy Joe Walters

Bettie J. Walters

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, **Billy Joe Walters and Bettie J. Walters**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 29th day of September, 2009.

Notary Public

My commission expires: 9/15/2010

MELISSA J. BUTCHKO-TURECKI
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Comm. Expires September 15, 2010