BILL GARRETT, Davidson County
Trans:T20100074249 DEEDWARR
Recvd: 11/23/10 10:58 2 pgs
Fees:13.00 Taxes:610.50

20101123-0093778

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $165,000.00

Affiant

Subscribed and sworn to before me, this 16TH DAY OF NOVEMBER, 2010.

Notary Public

MY COMMISSION EXPIRES: 11-11-11

(AFFIX SEAL)

BIRTHRIGHT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 7, 2011

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodletsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Samuel Walton and wife, Becky L. Walton	Bank of America	8-111
	(NAME)	
7540 Harper Road	1400 Best Plaza Drive, Ste.101	
(ADDRESS)	(ADDRESS)	
Joelton, TN 37080	Richmond, VA 23227	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Christopher J. McBride and wife, Kimberly K. McBride, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Samuel Walton and wife, Becky L. Walton, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN THE 14TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, AND DESCRIBED ACCORDING TO A SURVEY OF SHANKLIN ENGINEERING, DATED JULY 1, 1968, AS FOLLOWS:

BEGINNING AT AN IRON PIN IN THE SOUTH MARGIN OF HARPER ROAD, THE NORTHEAST CORNER OF THE SCHANGBERGER LOT AND THE NORTHWEST CORNER OF THE PROPERTY HEREIN CONVEYED; THENCE WITH A CURVE TO THE LEFT HAVING AN ANGLE OF 23 DEG. 50' A TOTAL DISTANCE OF 498.94 FEET TO AN IRON PIN; THENCE LEAVING THE SAID ROAD, NORTH 88 DEG. 33' EAST 152.14 FEET; THENCE SOUTH 0 DEG. 53' EAST 345 FEET TO AN IRON PIN; THENCE SOUTH 5 DEG. 45 MIN. WEST 167.45 FEET TO AN IRON PIN; THENCE SOUTH 59 DEG. 35' WEST 352.93 FEET TO AN IRON PIN, THE SOUTHEAST CORNER OF SAID SCHANGBERGER LOT; THENCE WITH THE EAST LINE OF SAID LOT NORTH 30 DEG. 27' WEST 419.86 FEET TO THE POINT OF BEGINNING, CONTAINING 5.18 ACRES, MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO CHRISTOPHER J. MCBRIDE AND WIFE, KIMBERLY K. MCBRIDE BY DEED FROM DWIGHT W. CAMPBELL, UNMARRIED, DATED 11/30/98 IN BOOK 11232, PAGE 766, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

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

unimproved ( )
This is improved (X) property, known as 7540 Harper Road, Joelton, TN 37080
(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 my/our hand(s) this 16th day of November, 2010.

WARRANTY DEED
(Continued)

Christopher J. McBride

Kimberly K. McBride

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Christopher J. McBride and wife, Kimberly K. McBride, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 16th day of November, 2010.

Notary Public

My Commission Expires: 11-7-11

(SEAL)

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 7, 2011

RETURN TO:
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodletsville, TN 37072