WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110023938 DEEDWARR
Recvd: 04/25/11 11:30 2 pgs
Fees:13.00 Taxes:715.95
20110425-0031288

STATE OF
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $193,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE

Notary Public

MY COMMISSION EXPIRES: ~~July 29, 2012~~

(AFFIX SEAL) 6/19/2013

TREY CAIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON CO.

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sarah Joy Thompson	Regions Bank d/b/a Regions Mortgage	13313008300
(NAME)	(NAME)	
4700 Danby Drive	2500 Parkway Office Circle	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Birmingham, AL 35244	
(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, Jimmy D. Walker and Lynn E. Walker, Trustees of the Walker Joint Revocable Living Trust Agreement U/A/D Sept. 08, 1999, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Sarah Joy Thompson, 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. 28 on the Map of Abbay Hall Subdivision, Section I, as of record in Book 2331, page 18, Register's Office for said County.

Beginning at a point on the southerly margin of Trousdale Drive at the corner of Lots 27 and 28; thence with the line between said lots southerly 135 feet to a point; thence westerly 153.8 feet to a point in the margin of Danby Drive; thence northerly with same 108 feet to the beginning of a curve; thence around said curve in a northeasterly direction 39.1 feet to a point in the margin of Trousdale Drive; thence with said Drive easterly 128.1 feet to the point of beginning.

Being the same property conveyed to Jimmy Dean Walker and wife Lynn E. Walker, Trustees of the Walker Joint Revocable Living Trust Agreement U/A/D Sept. 08, 1999, by deed of record in Book 11657, Page 261, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 4700 Danby Drive, Nashville, TN 37211

(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 our hands this 15th day of April 2011.

Jimmy D. Walker, and Lynn E. Walker, Trustees of the Walker Joint Revocable Living Trust Agreement U/A/D Sept. 8, 1999

By: Lynn E Walker, Trustee
Lynn E. Walker, Trustee

Jimmy D. Walker, Trustee by and Lynn E. Walker, Trustees of the Walker Joint Revocable Living Trust Agreement U/A/D Sept. 8, 1999

By: Jimmy D Walker by Lynn E Walker attorney in fact
Jimmy D. Walker, Trustee by Lynn E. Walker, Attorney-in-Fact

STATE OF Tennessee

COUNTY OF WILLIAMSON

On this 15th day of April 2011 before me personally appeared Lynn E. Walker, the person who executed the foregoing instrument on behalf of Jimmy D. Walker, and acknowledged that she executed the same as the free act and deed of the said Jimmy D. Walker, through Power of Attorney granted 09/08/99 by the said Jimmy D. Walker.

Witness my hand and official seal at Franklin, Tennessee this.

Commission expires: July 29, 2013

TAHIRA J. PYSZKA STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Tahira J. Pyszka Notary Public

MY COMMISSION EXPIRES JULY 29, 2013

STATE OF

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Lynn E. Walker, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee this.

Commission expires: July 29, 2013

TAHIRA J. PYSZKA STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Tahira J. Pyszka Notary Public

MY COMMISSION EXPIRES JULY 29, 2013