WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110024856 DEEDWARR
Recvd: 04/27/11 15:20 2 pgs
Fees:13.00 Taxes:221.63
20110427-0032351

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$59,900.00.**

Affiant

Subscribed and sworn to before me this _20th__ day of April, 2011.

Notary Public
My Commission expires: 01/07/2012
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Raymond C. Walker, Jr.	New Owner	Map 43-05-213.00
33 Rolling Meadows Dr.	33 Rolling Meadows Dr.	
Goodlettsville, TN 37072	Goodlettsville, TN 37072	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Jeffrey L. Lewis, unmarried**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Raymond C. Walker, Jr. and Maryland D. Walker, husband and wife**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot Number 7 and the westerly 40 feet of Lot No. 8, on the Plan of Overlook Estates, of record in Plat Book 843, page 105, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Jeffrey L. Lewis by Warranty Deed from Ray T. Suggs and Georgia B. Suggs dated 2/28/06 and found of record in Instrument Number 20060306-0025467, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2011and subsequent years, not yet due and payable.
- Subject to all matters as shown on the Plan of record in Plat Book 843, page 105, Register's Office Davidson County, Tennessee.

This is improved property known as: **105 Wiley Street, Nashville, TN 37115**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 April 20, 2011.

Jeffrey L. Lewis

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Jeffrey L. Lewis** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this April 20, 2011

My commission expires 1-6-14

Notary Public

1-6-14



