WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $253,700.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF APRIL, 2011.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

Box 13
#16334

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3354 Perimeter Hill Dr. Ste. 142
Nashville, Tennessee 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Matthew David Walter	Pinnacle National Bank	10514002400
(NAME)	(NAME)	
834 Glen Avenue	150 3rd Avenue South, Suite 900	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37204	Nashville, TN 37201	
(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, David C Knight, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Matthew David Walter and wife Amy Brooke Walter, 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:

Being the easterly part of Lot # 73 on the Plan of Waiverly Place, of record in Book 57, Page 95, Register's Office for Davidson County, Tennessee and described as follows:

Beginning at a point in the northerly margin of Glen Avenue at a common corner of Lots 72 and 73; thence westerly along the north margin of Glen Avenue 55 feet to the southeast corner of part of Lot 73 conveyed to S.C Robb, Sr. of record in Book 420, Page 62, Register's Office for said County, thence along Robb's easterly line in a northerly direction, 200 feet to the south margin of an alley; thence along the said alley in the easterly direction 42 feet 4.5 inches to the common corner of Lot No. 72 and 73; thence along the line between said lots southerly 200 feet to the beginning

BEING THE SAME PROPERTY CONVEYED TO DAVID C KNIGHT, BY DEED OF RECORD IN INSTRUMENT NO. 20050329003356 7 REGISTER'S OFFICE DAVIDSON COUNTY, TN.

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

unimproved ☐

This is improved ☒ property, known as 834 Glen Avenue, Nashville, TN 37204

(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.

BILL GARRETT, Davidson County
Trans:T20110029295 DEEDWARR
Recvd: 05/17/11 11:10 2 pgs
Fees:13.00 Taxes:938.69
20110517-0037634

Witness my hand this 29th day of April, 2011.

David C Knight

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named David C Knight 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 purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee this 29th day of April, 2011.

Commission expires:

Notary Public

Victor Hazelwood
State of Tennessee
Notary Public
My Comm. Exp. 3/3/2014
Davidson County