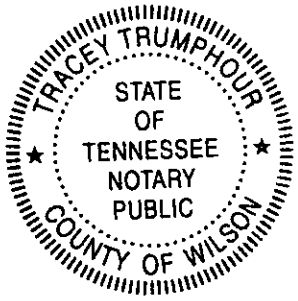
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 80,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 10th day of June, 2011.

Notary Public

MY COMMISSION EXPIRES: 9.2.2013

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Tim Davidson	Same as New Owner	08504001800
(NAME)	(NAME)	
420 Buffalo Run		
Goodlettsville, TN 37072		
(ADDRESS)	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20110035987 DEEDWARR
Recvd: 06/16/11 09:47 2 pgs
Fees:13.00 Taxes:296.00
20110616-0046072

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE (S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **William E. Walton, unmarried**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Tim Davidson, Married**, hereinafter called the GRANTEE(S), their heirs and/or 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. 51 on the Plan of Stones River Subdivision, Section I, as of record in Plat Book 2900, page 139, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurte description of said lot.

Being the same property conveyed to William E. Walton and wife, Betty Walton by Deed from Clarence G. Odum, Sr. and wife, Nita J. Odum, dated 11/01/1974 and filed for record on 11/04/1974 in Book 4865, Page 516, Register's Office for Davidson County, Tennessee. The said Betty Walton having since died leaving William E. Walton as sole owner of said property.

All matters as set forth per Plat Book 2900, Page 139, said Register's Office.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 2005 Hickory Hill Lane, Hermitage, TN 37076
(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 GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 hand this 10th day of June, 2011.

William E Walton

State of Tennessee
County of Wilson

Personally appeared before me William E Walton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 10th day of June, 2011.

Notary Public
My Commission Expires: 9.2.2013

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122