WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110067269 DEEDWARR
Recvd: 10/27/11 09:58 2 pgs
Fees:13.00 Taxes:464.35

20111027-0083541

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $125,500.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 25TH DAY OF OCTOBER, 2011.

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY COMMISSION EXPIRES APRIL 14, 2012

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 11-04191 WALTERS

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Erin Deason and Sloan Walters	SunTrust Mortgage Inc.	041-11-0-019.00
4036 Sussex Drive	P.O. Box 26149	
Nashville, TN 37207	Richmond, VA 23260	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

NANCY S. RICE, AND HUSBAND CHARLES O. RICE*

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

ERIN DEASON , A SINGLE PERSON, AND SLOAN WALTERS, A SINGLE PERSON, TENANTS IN COMMON WITH THE RIGHT OF SURVIVORSHIP

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 4036 Sussex Drive, Nashville, TN 37207

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, its successors and assigns, forever; and the Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise set out herein; and the Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said land to the said Grantee, its successors 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 hand on the 25th day of October, 2011.

Nancy S. Rice

Charles. O. Rice

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, NANCY S. RICE and CHARLES O. RICE, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 25th day of October, 2011.

Notary Public_____

My Commission Expires:_____

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY COMMISSION EXPIRES APRIL 14, 2012

Charles O. Rice joins in the execution of this document to coney and all interest he may have in said property to the Grantee

11-04191 WALTERS

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot 353, SECTION A, BELLSHIRE ESTATES, as shown on plat of record in Plat Book 2331, Pages 115 and 116, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Warranty Deed from Claude L. Hall, Jr. to Claude L. Hall, Jr. and wife, Nancy Elizabeth Hall as recorded on the 12th day of March, 1959 in Deed Book 2880, Page 430 and Warranty Deed from Gaines and Gregory Construction Company, Inc. to Claude L. Hall, Jr. as recorded in Deed Book 2751, Page 95, in the Register's Office of Davidson County, Tennessee.

Claude L Hall Jr having since died May 6, 1996.

Nancy Elizabeth Hall having since died April 15,2010.

Nancy S. Rice being the sole heir according to the Affidavit of Heirship filed in Instrument No. 20100907-0070793 and Instrument No. _____, in the Register's Office of Davidson County, Tennessee

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

a. County of Davidson taxes for the year 2012 and thereafter, not yet due and payable.

b. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

c. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION A, BELLSHIRE ESTATES, as recorded in Plat Book 2331, Page(s) 115 and 116, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

d. Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).