BILL GARRETT, Davidson County
Trans:T20120053721 DEEDWARR
Recvd: 07/20/12 16:09 3 pgs
Fees:18.00 Taxes:588.30
20120720-0064161

THIS INSTRUMENT PREPARED BY: CATHERINE H. GWYN **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 THIRD AVENUE SOUTH SUITE 1700 NASHVILLE, TENNESSEE 37201 (615) 244-4994 CATHERINE H. GWYN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON My Comm. Expires September 3, 2012	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $159,000.00. Ray T. Wall Affiant Subscribed and sworn to before me, this 20 day of July, 2012. Catherine H. Gwyn Notary Public My Commission Expires: 9.3.12

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
Ray T. Wall 629 Galaxie Avenue Nashville, TN 37209	New Owner	102 03 0 006.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Larry A. Tarpley and Lynn T. Jenkins, Devisees under the Last Will and Testament of Rubye M. Tarpley, a/k/a Louise M. Tarpley and**

Rubye Louise Tarpley, hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **Ray T. Wall**, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 1081 on the Plan of Charlotte Park, Section 15, of record in Plat Book 3300, page 75, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Alfred E. Tarpley and wife, Louise M. Tarpley by deed dated January 11, 1963, from Cumberland Valley Builders, Inc., of record in Book 3501, page 633, Register's Office for Davidson County, Tennessee. The said Alfred E. Tarpley died on January 31, 2008. The said Louise M. Tarpley, being one and the same as Rubye M. Tarpley and Rubye Louise Tarpley subsequently died and by Last Will and Testament devised the subject property to her two children, Larry A. Tarpley and Lynn T. Jenkins. Said Will was admitted to Probate under File No. 12P-928, Seventh Circuit Court for Davidson County, Tennessee, Probate Division, as a Muniment of Title only and a certified copy of the Order to Probate Will as Muniment of Title Only was recorded in Instrument No. 20120621-0054479, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2012 taxes, a lien not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Matters shown on the Plan of record in Book 3300, page 75, Register's Office for Davidson County, Tennessee.

This is improved property known as: **629 Galaxie Drive, Nashville, TN 37209.**

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, his heirs and assigns, forever; and Grantors covenant with the said Grantee that they 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 further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 25th day of July, 2012.

Larry A. Tarpley

Lynn T. Jenkins

STATE OF Virginia)
COUNTY OF Fairfax)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Larry A. Tarpley**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 18 day of July, 2012

(Seal) NICOLE RASHELLA FERGUSON NOTARY PUBLIC REG # 7240521 COMMISSION EXPIRES 3/31/2013 COMMONWEALTH OF VIRGINIA

Notary Public

My Commission Expires: 03/31/2013

STATE OF TENNESSEE)
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Lynn T. Jenkins**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 20th day of July, 2012

(Seal) CATHERINE T. GWYN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

My Comm. Expires September 3, 2012

Notary Public

My Commission Expires: 9.3.12

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