BILL GARRETT, Davidson County
Trans:T20120089973 DEEDWARR
Recvd: 11/27/12 08:11 2 pgs
Fees:13.00 Taxes:251.60

20121127-0108535

6

WARRANTY DEED

I. DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $68,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF NOVEMBER, 2012.

Notary Public

MY COMMISSION EXPIRES: May 6, 2013.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Blvd., Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bryan K. Wicks	Bryan K. Wicks	**034050087.00**
(NAME)	(NAME)	
208 Alta Loma Road	7156 Bidwell Road	
(ADDRESS)	(ADDRESS)	
Madison, TN 37072	Joelton, TN 37080	
(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, **Sherri L. Taylor, n/k/a Sherri L. Walker** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Bryan K. Wicks,** 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:

Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of Gregory's Unrecorded Re-subdivision of part of Lot No. 19 on the Map of Bransford Realty Company's Alta Loma Subdivision, as of record in Book 421, Page 44, Register's Office for Davidson County, Tennessee, and described according to a copy of an unrecorded survey made by H. Gee, Surveyor, dated February 11, 1959, as follows:

Beginning at a point in the south margin of Alta Loma Road, 165 feet east of the east right of way of the L & N Railroad; at the corner of Lots Nos. 3 and 4; thence with the lien between said Lots, southerly 227 feet to a point, which is 50 feet to a corner of Lot No. 5; thence with the line between lots Nos. 4 & 5 northerly 226.4 feet to the south margin of Alta Loma Road; thence with the margin of the same westerly 55 feet to the point of beginning.

Being the same property conveyed to Sherri L. Taylor by deed dated December 9, 1991 from Linda F. Boyd of record in Book 8509, Page 625, Register's Office for Davidson County, Tennessee and further conveyed to Sherri L. Taylor by deed from Michael R. Taylor of record in Instrument No. 20061003-0122749. **Sherri L. Taylor is now known as Sherri L. Walker**

Kelby Lynn Walker joins in this conveyance to relinquish any and all right, marital, homestead, or otherwise, which he may have in the herein described property by virtue of his marriage to Sherri Lynn Walker

unimproved ☐

This is improved ☒ property, known as **208 Alta Loma Road, Madison, TN 37072**

(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.

Witness my hand this **19th day of November, 2012.**

Sherri L. Walker

Kelby Lynn Walker

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, of State and County aforesaid, personally appeared **Sherri L. Walker** with whom I am personally acquainted, and who, upon oath, acknowledged herself to be the person who executed the foregoing instrument for the purpose therein contained, and that her executed the same as her free act and deed.

Witness my hand and official seal at Nashville, Tennessee this 19th day of November, 2012.

Commission expires: May 6, 2013

I. DYKE TATUM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

I. Dyke Tatum Notary Public

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, of State and County aforesaid, personally appeared **Kelby Lynn Walker** with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the person who executed the foregoing instrument for the purpose therein contained, and that he executed the same as his free act and deed.

Witness my hand and official seal at Nashville, Tennessee this 19th day of November, 2012.

Commission expires:

BRANDI L. SIGLERS STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY My Commission Expires September 25, 2015

Notary Public