Davidson County DEEDWARR
Recvd: 02/08/13 14:50 3 pgs
Fees:18.00 Taxes:399.60
20130208-0013469

Prepared by:
Realty Title & Escrow Company, Inc.
599 Sam Ridley Parkway W Suite 103
Smyrna, TN 37167

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
The actual consideration or value, whichever is greater, for this transfer is $108,000.00

Affiant

PAIGE B. MAVERICK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Subscribed and sworn to before me, this 7th day of February, 2013.

Notary Public
My commission expires: 11/22/14

04-1301-54567

Address of New Owner:	Send Tax Bills to:	Tax Information
Charles E. Walker 540 Bell Road Antioch TN 37013	Gerald Lister 2156 Garrett Street Rainsville, Alabama 35986	149-00-0-156.05

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Gerald M. Lister, a married man, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Charles E. Walker, hereinafter called the Grantees, their successors 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, in the 2nd Civil District, being a part of a tract of 12.08 acres that was conveyed to James Loyal Sanders and wife, by deed from J. S. Tatom and wife, as of record in Book 1759, page 224, and partly described according to a survey made by Geo. W. Watkins, Surveyor, November 27, 1961, being more particularly described as follows, to-wit:

Beginning at a point in the east margin of Old Hickory Boulevard or Bells Lane, at the southwest corner of a tract conveyed to Travis L. McElroy and wife, by deed of record in Book 3575, page 115, Register's Office for said County; thence along McElroy's south line, easterly 472 feet more or less to a point; thence south 3° 53' east 104.75 feet to an iron pin at a 15 inch cedar tree, being the northeast corner of the property being conveyed to Randall Austin McGill simultaneously herewith; thence with what will be McGill's north line, south 89° 43' west 452.2 feet to a concrete monument in the easterly margin of Old Hickory Boulevard or Bells Lane; thence with the margin of the same, northerly 110 feet to the point of beginning.

INCLUDED WITHIN THE ABOVE DESCRIBED PROPERTY BUT EXPRESSLY EXCLUDED FROM THIS CONVEYANCE is that certain portion of property conveyed to The State of Tennessee of record in Book 10335, Page 252, said Register's Office, and being more fully described as follows:

Beginning at a point on the east existing margin of Bell Road, said point being the point of intersection between the common property line between Billie Joe Long and Sherrie Long and the Grantor with the east existing margin of Bell Road; thence with said existing margin of Bell Road easterly 111 feet more or less to the intersection with the common property line of Ronald M. Grendell and Vivian L. Grendell and the grantor; thence with said common
property line South 86 degrees 29 minutes 21 seconds East 3.79 feet to the point of intersection with the east proposed margin of State Project No. 19057-2212-14; thence with said proposed margin South 06 degrees 50 minutes 01 seconds East 111.42 feet to Billie Joe Long and Sherrie Long north property line; thence with said
property line North 87 degrees 10 minutes 03 seconds West 7.90 feet to the point of beginning, containing 642 square feet and being part of the same property conveyed by Reita McGill Ferrell and Billy Joe Ferrell to Gerald M. Lister and Emma Kate Lister of record in Book 4243, page 629, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Gerald M. Lister and wife, Emma Kate Lister by deed from Reita McGill Ferrell and husband, Billy Joe Ferrell, dated

June 14, 1968, recorded June 17, 1968, of record in Book 4243, Page 629, Register's Office for Davidson County, Tennessee. Emma Kate Lister having since died October 11, 2004 leaving Gerald M. Lister as surviving tenant by the entirety.

The subject property is neither the principal residence of Grantor nor his spouse or any dependent.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 540 Bell Road, Antioch, TN 37013

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 7th day of February, 2013.

Gerald M. Lister

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Gerald M. Lister, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Smyrna, TN, this 7th day of February, 2013.

Paige B. Mayercik
State of Tennessee at Large

My Commission expires 11/22/14

PAIGE B. MAYERCIK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Carl E. Dunphy, II, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 1-6-2015

CARL E. DUNPHY II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Carl E. Dunphy II
My Commission Expires
1-6-2015
STATE OF TENNESSEE