(2)

Jim R. Vanderpool, P.C.
256 Seaboard Lane, Suite G-104
Franklin, TN 37067

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $180,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS 15th day of May, 2013 Notary Public MY COMMISSION EXPIRES: 9/23/13 (AFFIX SEAL)

J. Carlton Drumwright
State of Tennessee Notary Public
Williamson County

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 100 Bluegrass Commons Boulevard, Suite 2110, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Melissa Jane Liggins	Melissa Jane Liggins	033 03 0B 100.00CO
(NAME)	(NAME)	
122 Ivy Hill Lane	122 Ivy Hill Lane	
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	Goodlettsville, TN 37072	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in 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, I/WE, **Jonathan Morris Walker and Amy Leigh Walker, husband and wife**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Melissa Jane Liggins and Linda K. Liggins, tenants in common with right of survivorship,** 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. 11 on the plan of Dry Creek Farms, Phase 3, of record in Instrument No. 20070221-0021236 as corrected in Instrument No. 20070411-0043542, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Jonathan Morris Walker and Amy Leigh Walker by deed from Beazer Homes Corp. dated July 27, 2004 of record in Instrument No. 20070727-0089559, Register's Office of Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 122 Ivy Hill Lane, Goodlettsville, TN 37072

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, has 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.

BILL GARRETT, Davidson County
Trans:T20130041440 DEEDWARR
Recvd: 05/17/13 13:59 2 pgs
Fees:13.00 Taxes:666.00
20130517-0050082

Witness our hands this **15th** day of **May, 2013**

Jonathan Morris Walker

Amy Leigh Walker, by Jonathan Morris Walker, her Attorney in Fact

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned authority, **Jonathan Morris Walker** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **15th** day of **May, 2013**

Notary Public

My commission expires: 3/10/15

DEBRA PAULSSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

Before me, a Notary Public of said State and County aforesaid, personally appeared Jonathan Morris Walker, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Amy Leigh Walker, as Attorney in Fact, and acknowledged that he executed the within instrument as the free act and deed of the said Amy Leigh Walker.

Witness my hand and official seal, this **15th** day of **May, 2013**

Notary Public

My commission expires: 3/10/15

DEBRA PAULSSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY