BILL GARRETT, Davidson County
Trans:T20130045828 DEEDWARR
Recvd: 06/03/13 11:25 2 pgs
Fees:13.00 Taxes:906.50

20130603-0055544

RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT-130400337

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$245,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the
30th day of MAY , 2013

Notary Public

MY COMMISSION EXPIRES:

GAIL C. VICTORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES:
September 9, 2014

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
RUSSELL J. SNELLING	FARMINGTON FINANCIAL GROUP	061-08-0-013.00
1211 RICHMOND DRIVE	2002 RICHARD JONES ROAD, STE. 300A	
NASHVILLE, TN 37216	NASHVILLE, TN 37215	

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, WE,

TERRY W. WALKER AND WIFE, DANA C. N. WALKER

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

RUSSELL J. SNELLING AND WIFE, LAUREN D. SNELLING

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 a small portion of the westerly part of Lot No. 10 and all of Lot No. 11 of Section 2, McGaughey Heights, as of record in Book 1835, page 58, Register's Office for said County.
Said westerly part of Lot No. 10 is described as follows:
Beginning in the northwest corner of Lot 10 and the northeast corner of Lot 11; thence with the northerly line of Lot 10 eastwardly 15 feet; thence southerly 180.5 feet to the northerly margin of Richmond Drive and the corner of Lots Nos. 10 and 11; thence with the line between said lots northwardly 185 feet to the corner of Lots 10 and 11, the point of beginning.

BEING the same property conveyed to Terry W. Walker and wife, Dana C. N. Walker, by Warranty Deed from Linda L. White, unmarried, dated 6/24/05 and recorded 6/28/05 in Instrument No. 20050628-0074372, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

This is improved (X) property known as **1211 RICHMOND DRIVE, NASHVILLE, TN 37216**
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 our hands this 30th day of MAY , 2013.

TERRY W. WALKER

DANA C. N. WALKER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named TERRY W. WALKER AND WIFE, DANA C. N. WALKER the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 30th day of MAY , 2013.

Commission Expires:_____

Notary Public

GAIL C. VICTORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES
September 9, 2014