WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130055687 DEEDWARR
Recvd: 07/01/13 13:52 2 pgs
Fees:13.00 Taxes:554.63
20130701-0067630

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $149,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of JUNE, 2013.

Notary Public

MY COMMISSION EXPIRES: 10/18/2016
(AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
West End Title & Escrow, LLC, 1720 West End Avenue, Suite 300, Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Adam Eckert	SWBC Mortgage Corporation	07309001100
(NAME)	(NAME)	
2503 Sandy Drive	9311 San Pedro Avenue #100	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	San Antonio, TX 78216	
(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, MICHAEL TODD WALKER AND MELANIE WALKER, HUSBAND AND WIFE, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY TO ADAM ECKERT, UNNMARRIED AND NGAIRE HONEY, UNMARRIED, AS 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(s) 6, as shown on the map entitled Gibson Heights, of record in Book 1835, Page 133, amended in Book 2152, Page 473, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to MICHAEL TODD WALKER, UNMARRIED AND SUSAN RENEE RODGERS, UNMARRIED, by deed from MICHAEL C. LEE AND WIFE, VALERIE LEE, of record in Book 9538, Page 497, dated November 30, 1994, said Register's Office. SUSAN RENEE RODGERS has since conveyed her interest in said property to MICHAEL TODD WALKER by quitclaim deed of record in Instrument No. 200002250018577, dated February 7, 2000, said Register's Office. MICHAEL TODD WALKER AND WIFE, MELANIE WALKER have subsequently conveyed said property to MICHAEL TODD WALKER AND MELANIE WALKER, HUSBAND AND WIFE, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP by quitclaim deed of record in Instrument No. 20090814-0076542, dated August 13, 2009, said Register's Office.

This conveyance is subject to: 2013 property taxes which are a lien but not yet due and payable; all matters appearing on the map entitled Gibson Heights, of record as Book 1835, page 133, amended in Book 2152, page 473, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description; and any and all restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 2503 Sandy Drive, Nashville, TN 37216
(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 our hands this 26th day of June, 2013.

Michael Todd Walker

Melanie Walker

Michael Todd Walker

Melanie Walker

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MICHAEL TOOD WALKER AND MELANIE WALKER, HUSBAND AND WIFE, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 26th day of June, 2013.

Notary Public

PAUL F. SOPER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires: 6/20/14