WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130058058 DEEDWARR
Recvd: 07/09/13 08:08 2 pgs
Fees:13.00 Taxes:1017.50
20130709-0070532

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $275,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3RD DAY OF JULY, 2013.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

MISTY M. THOMPSON NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 05/17/2015

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd, Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael J. Walker	First Community Mortgage, Inc.	127-00-0-175.00
(NAME)	(NAME)	
8384 Merrymount Drive	275 Robert Rose Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Murfreesboro, TN 37129	
(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, I, **Nedra L. Selby, unmarried**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Michael J. Walker and Cynthia D. Walker, husband and wife, and Ann D. Lovelace, an unmarried woman**, 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:

Certain real estate in Davidson County, Tennessee, more particularly described as follows:

Tract One:

BEING in the Ninth Civil District of said County, being Tract No. 16 on a plan of a portion of the W. T. Hutton Property, as described according to a survey by James L. Murphy, Jr., & Co., dated January 5, 1967, as follows:

BEGINNING at a point on the easterly side of Newsom Station Road at the northwest corner of the property conveyed to Lottie Walker by deed of record in Book 3069, page 609, thence with the easterly side of said road, along a slight curve to the right, having a radius of 2839.79 feet, northerly 135.45 feet to a point; thence south 87°02'50" east 1222.88 feet; thence south 35°57'47" east 173.51 feet; thence north 87°02' 50" west 1562.69 feet to the point of beginning.

BEING the same property conveyed to Nedra L. Selby by Warranty Deed, dated August 7, 2008, from Nedra L. Selby, Trustee, or her successors in trust, under the revocable Selby Living Trust, dated June 30, 1999, of record in Instrument No. 20080811-0082374, Register's Office for Davidson County, Tennessee.

Tract Two:

BEING THE 2.08Ac. +/- parcel of land as shown on the Resubdivision of Parcel 100, Map 127, of record in Book 5210, page 100, Register's Office for Davidson County, Tennessee, said parcel being more particularly described as follows:

Beginning at a monument in the West of R.O.W. of Merrymount Road, said point being in a fence line common to the Duvall property; thence along R.O.W. with a curve to the right, having a radius of 360.00', a distance of 113.54" to a concrete monument; thence continuing with a curve to the left having a radius of 480.00'; a distance of 74.26" to an iron pin; thence with a line common to the Selby property on the South N 83°32'30" W 595.49" to an iron pin; thence N 6°40'19" W 135.75' to an iron pin in a fence line; thence along said fence line S 83°45'40" E 720.82' to the point of beginning and containing 2.083Ac.+/-.

Being the same property conveyed to Nedra L. Selby by Warranty Deed, dated August 7, 2008, from Nedra L. Selby, Trustee, or her successors in trust, under the revocable Selby Living Trust, dated June 30, 1999, of record in Instrument No. 20080811-0082375, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2013, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Plan of record in Book 4955, page 22; restrictions of record in Book 4215, page 4; easement for septic of record in Book 5368, page 319; all of record in the Register's Office for Davidson County, Tennessee; all matters according to a survey by James L. Murphy, Jr., & Co., dated January 5, 1967 and rights of way of Newsom Station Road and Merrymount Road.

unimproved ☐

This is improved ☒ property, known as 8384 Merrymount Drive, Nashville, TN 37221

(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 3rd day of July, 2013.

Nedra L. Selby

Nedra L. Selby

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Nedra L. Selby, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 3rd day of July, 2013.

MISTY M. THOMPSON
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05/17/2015

Notary Public

My Commission Expires: