# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 940,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF August, 2013.

Notary Public

MY COMMISSION EXPIRES: March 8, 2014

(AFFIX SEAL)

R. L. MOORE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY TENNESSEE

BOX 50-B

~~PREPARED BY:~~ RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

**THIS INSTRUMENT WAS PREPARED BY**
Covenant Title & Escrow, LLC
100 N. Main Street
Goodlettsville, Tennessee 37072

BILL GARRETT, Davidson County
Trans:T20130071831 DEEDWARR
Recvd: 08/20/13 11:54 2 pgs
Fees:13.00 Taxes:3478.00

20130820-0087652

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Devin G. Childers | SAME | 116-15-0-55.00 |
| (NAME) 433 Lynnwood Drive | (NAME) | |
| (ADDRESS) Nashville, TN 37205 | (ADDRESS) | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | File No.: |

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **I,/ we Jeffrey D. Willers and Elisabeth D. Willers , husband and wife** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Devin G. Childers and wife Emily R. Childers** hereinafter called the GRANTEE, **his/her** 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. 77-B of Block 7 on the Map of Royal Oaks Land Company Subdivision, as of record in Plat Book 421, pages 102 and 103, and on the Resubdivision of Parts of Royal Oaks Land Company Subdivision, of record in Plat Book 974, pages 4 and 5, Register's Office for Davidson County, Tennessee, and being the North part of Lot No. 110 on the Map of Royal Oaks Land Company Subdivision of record in Plat Book 421, pages 102 and 103, and on the Resubdivision of Parts of Royal Oaks Land Company Subdivision, of record in Plat Book 974, pages 4 and 5, Register's Office for Davidson County, Tennessee.

Said Lot No. 77-B and part of Lot No. 110 adjoin and front together 125 feet on the West side of Lynwood Boulevard and run back between lines 303 feet 6 inches, more or less, to a dead line on which it measures 110 feet.Being the same property conveyed to Jeffrey D. Willers and wife, Elisabeth D. Willers by Warranty Deed from Colin M. Elliot and wife, Gloria L. Elliot of record at Instrument No. 20051006-0120745, Register's Office for Davidson County, Tennessee, dated October 03, 2005 and recorded on October 06, 2005.

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.

unimproved ☐

This is improved ☒ property, known as 433 Lynnwood Drive, Nashville, TN 37205

(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 GRANTEE, his/her heirs and assigns forever; and we do covenant with the said GRANTEE 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 GRANTEE, his/her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness our hands this 19th day of August, 2013.

Jeffrey D. Willers

Elisabeth D. Willers

STATE OF Tennessee
COUNTY OF Davidson

On this 19th day of August , 2013 before me personally appeared Jeffrey D. Willers and Elisabeth D. Willers to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution of the same to be his/her/their free act and deed. Witness my hand and official seal.

Darlene Edwards
Notary Public

My Commission Expires: 11-29-2014

DARLENE EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY