BILL GARRETT, Davidson County
Trans:T20130072185 DEEDWARR
Recvd: 08/21/13 10:19 2 pgs
Fees:13.00 Taxes:2164.50

20130821-0088041

WARRANTY DEED

ANGELA R. WINDHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Comm. Expires April 25, 2016

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$585,000.00.**

Affiant

Subscribed and sworn to before me, this the 15th day of August, 2013.

Notary Public

My commission expires: 4-25-2016

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Travis G. Lloyd **Blair P. Lloyd**	**NEW OWNER**	**Map 117-12-0, Parcel 159.00**
1512 Grandview Drive		
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 CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Kelsey L. Walny, a married woman

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

Travis G. Lloyd and Blair P. Lloyd, husband and wife

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. 31 on the easterly 35 feet of Lot No. 32 of Block "M", on the Map of Maplehurst Subdivision, of record in Book 843, Pages 22 and 23, Register's Office for Davidson County, Tennessee.

Said lot and part of lot adjoin and front together 85 feet on the northerly side of Grandview Drive and run back between parallel lines, 150 feet to a dead line.

BEING the same property conveyed to Daryl Walny and wife Kelsey L,Walny, by Deed from Helen S. Goff,unmarried, dated August 6, 2010, of record in Instrument No. 20100809-0062513 and further conveyed to Kelsey L. Walny a married woman by Quitclaim Deed , dated August 5, 2010 from Daryl Walny, a married man of record in Instrument No 20101012-0081478, said Register's Office.

Daryl Walny, spouse of Kelsey l. Walny hereby joins in the execution of this instrument to convey any and all marital interest he may have in the subject property

THE conveyance of the above described parcel of land is subject to the following:

1) **Taxes for the current year which have been prorated and assumed by the Grantee herein and subsequent years, not yet due and payable.**

2) **The Plan of record in Book 843, Page 22 and 23, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.**

3) **Deed of Conveyance for sanitary sewer of record in Book 5011, Page 673, said Register's Office.**

This is improved (_X__) Unimproved (____) property, known as: **1512 Grandview Drive, Nashville, TN 37215**

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 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/our hand(s) this **15th** day of **August, 2013.**

Kelsey L. Walny

Daryl Walny

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, a Notary Public of said County and State, **Kelsey L. Walny and Daryl Walny,** the within named sellers, 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 Nashville, Tennessee, this **15th** day of **August, 2013.**

Notary Public

My Commission Expires: 9-19-1[illegible]

[illegible] HAND
[illegible]TE
OF
[illegible]SSEE
NOTARY
[illegible]BLIC
[illegible]WILLIAMSON COUNTY