BILL GARRETT, Davidson County
Trans:T20130091409 DEEDWARR
Recvd: 10/24/13 13:54 2 pgs
Fees:13.00 Taxes:480.63
20131024-0110937

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $129,900.00

Affiant

Subscribed and sworn to before me, this 18TH DAY OF OCTOBER, 2013.

Notary Public

MY COMMISSION EXPIRES: 11-3-15

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bertin Nono, unmarried	First Advantage Bank (NAME)	07208007100
740 Nashboro Blvd., #H (ADDRESS)	1430 Madison Street (ADDRESS)	
Nashville, TN 37216 (CITY) (STATE) (ZIP)	Clarksville, TN 37040 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Joe L. Wall and Deborah L. Wall, trustees for the Wall Family Revocable Living Trust Agreement dated December 20, 2010, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Bertin Nono, unmarried, hereinafter called the Grantees, their heirs and assigns, that 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. 56 ON THE MAP OF SUBDIVISION OF THE WATER'S PLACE ON MAXEY LANE AS OF RECORD IN BOOK 332, PAGES 136 AND 137, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 56 FRONTS 50 FEET ON THE SOUTHERLY MARGIN OF EVELYN AVENUE AND RUNS BACK BETWEEN PARALLEL LIENS 150 FEET TO AN ALLEY MEASURING 50 FEET THEREON. INCLUDED IN THIS DESCRIPTION BUT EXCLUDED FROM THIS CONVEYANCE IS FRONT 5 FEET OF SAID LOT NO. 56, SAID FRONT 5 FEET HAVING BEEN CONVEYED BY RIGHT OF WAY DEED TO DAVIDSON COUNTY, TENNESSEE.

BEING PART OF THE SAME PROPERTY CONVEYED TO JOE L. WALL AND DEBORAH L. WALL, TRUSTEES FOR THE WALL FAMILY REVOCABLE LIVING TRUST AGREEMENT DATED DECEMBER 20, 2010, BY QUITCLAIM DEED FROM JOE L. WALL, OF RECORD BY INSTRUMENT NO. 20101230-0103938, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2014 AND SUBSEQUENT YEARS.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 1710 Evelyn 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 my/our hand(s) this 18th day of October, 2013.

WARRANTY DEED
(Continued)

Joe L. Wall, Trustee

Deborah L. Wall, Trustee

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 Joe L. Wall and Deborah L. Wall, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged themselves as Trustees of The Wall Family Revocable Living Trust Agreement dated December 20, 2010, and in their capacity as such Trustees, acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, at office, on this the 18th day of October, 2013.

Notary Public

My Commission Expires: 11-3-15

RETURN TO:
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY