BILL GARRETT, Davidson County
Trans: T20140005005 DEEDWARR
Recvd: 01/22/14 14:35 2 pgs
Fees: 13.00 Taxes: 997.15

20140122-0006168

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $269,500.00

Affiant

Subscribed and sworn to before me, this 17th DAY OF January, 2014.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

LANA M. ALESSIO NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

R-VRES-13-0237

THIS DEED WAS PREPARED BY
Roundtree & Crow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gavin L. Walker	NEW OWNER (NAME)	
237 37th Avenue North		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		09213032200
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we TED BARONE, UNMARRIED, AND JACQUELINE CLOUGHERTY, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto GAVIN L. WALKER AND ANGELA M. WALKER, HUSBAND AND WIFE, hereinafter called the Grantee(s), 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 PART OF LOT 1 ON THE MAP OF WESTDALE SUBDIVISION OF RECORD IN PLAT BOOK 547, PAGE 50, WHICH IS PART OF THE WEST END PARK COMPANY'S 240 ACRE TRACT OF LAND IN WEST NASHVILLE, BEING DESCRIBED AS FOLLOWS ACCORDING TO A SURVEY BY JOHN KOHL, DATED MARCH 18, 1967 AND PARTLY BY SURVEY DATED DECEMBER 4, 1972.

BEGINNING AT A POINT IN THE WESTERLY MARGIN OF 37TH AVENUE, NORTH FORMERLY PILCHER AVENUE, BEING THE SAME POINT WHERE THE NORTH LINE OF THE ABOVE MENTIONED 240 TRACT INTERSECTS SAID MARGIN OF SAID AVENUE AND ALSO BEING THE SOUTHEAST CORNER OF E. F. P'POOL'S PROPERTY; THENCE WITH THE NORTH LINE OF THE 240 ACRE TRACT ABOVE MENTIONED AND THE SOUTH LINE OF P'POOL, NORTH 88 DEG. WEST 297 FEET TO A POINT IN THE NORTHWEST CORNER OF SAID PROPERTY, SAID POINT BEING IN THE EASTERLY MARGIN OF AN ALLEY; THENCE WITH SAID MARGIN OF SAID ALLEY, SOUTH 3 DEG. WEST 50 FEET TO A POINT; THENCE SOUTH 89 DEG. MORE OR LESS EAST 297.0 FEET MORE OR LESS TO A POINT IN THE WEST MARGIN OF 37TH AVENUE, NORTH; THENCE WITH THE WEST MARGIN OF SAID AVENUE, NORTHWARDLY 50 FEET TO THE POINT OF BEGINNING..

BEING THE SAME PROPERTY CONVEYED TO TED BARONE, UNMARRIED AND JACQUELINE CLOUGHERTY, UNMARRIED, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP BY JANETTE CARTER AND DEATRICE WELLS AND VIVIAN MACK AND DAVID WELLS OF RECORD IN INSTRUMENT NO. 20130412-0036618, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED 4/4/2013 RECORDED ON 12/13/2013.

THIS CONVEYANCE IS SUBJECT TO A) CURRENT PROPERTY TAXES AND SUBSEQUENT YEARS, WHICH ARE ASSUMED BY THE GRANTEE(S) HEREIN; AND B) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

unimproved ( )
This is improved (X) property, known as 237 37th Avenue North, Nashville, Tennessee 37209
(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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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(S), 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 17th day of January, 2014.

Ted Barone

Jacqueline Clougherty

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ted Barone and Jacqueline Clougherty, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 17th day of January, 2014.

Notary Public

My Commission Expires: 5 2014

(SEAL)

JOHN GLEAVES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903