WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140006761 DEEDWARR
Recvd: 01/29/14 14:03 2 pgs
Fees:13.00 Taxes:499.29
20140129-0008194

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Robertson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $134,943.00

X [signature]
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 24TH DAY OF JANUARY, 2014.

[signature]
Notary Public

MY COMMISSION EXPIRES: 3-16

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Advantage Title and Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James M. Walker	Guaranty Trust Company	75-8-90.00
(NAME)	(NAME)	
657 Atlanta Drive	316 Robert Rose Drive	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	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, WE, Jeff D. Bryant and John D. Vaughan, both unmarried as joint tenants with right of survivorship, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James M. Walker, a married man, 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:

Being Lot No. 389, on the plan of Section Six, Tulip Grove, of record in Plat Book 4460, Page 19, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Jeff D. Bryant and John D. Vaughan, both unmarried as joint tenants with right of survivorship, by deed of record in Book 11002, Page 399, Register's Office for Davidson County, Tennessee.

Subject to all matters as shown on Plan of Section Six, Tulip Grove of record in Plat Book 4460, Page 19, Register's Office for Davidson County, Tennessee. Covenants of record in Book 4511, Page 994, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 657 Atlanta Drive, Hermitage, TN 37076

(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 our hands this 24th day of January, 2014.

Jeff D. Bryant

John D. Vaughan

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jeff D. Bryant and John D. Vaughan, 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 Franklin, Tennessee this 24th day of January, 2014.

Commission expires: 7-30-17

TAHIRA J. PYSZKA
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-30-2017

Notary Public