WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140017881 DEEDWARR
Recvd: 03/17/14 15:13 2 pgs
Fees:13.00 Taxes:2405.00
20140317-0022038

RACHEL NEAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 3, 2017

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $650,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of March, 2014.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Touchstone Title and Escrow, LLC, 318 Seaboard Lane, Suite 114, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Christopher E. Walker	New Owner	158-00-052.00
(NAME)	(NAME)	
1550 Old Hickory Boulevard		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, Michael J. Wall and wife, Sara G. Stephens-Wall, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Christopher E. Walker and Emily L. Walker, 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 the 7th, formerly the 11th, Civil District of Davidson County, Tennessee, described as follows:

Beginning at a stake in the center of Old Hickory Boulevard, at the Southwest corner of the property conveyed to Herbert C. Sanborn and wife, by deed from Nashville Trust Company, Trustee, of record in Book 1133, Page 555, Register's Office for Davidson County, Tennessee; thence with the center of Old Hickory Boulevard, North 85 deg. 30 min. West 414.8 feet to a stake in the center of Old Hickory Boulevard; thence North 2 deg. East 647.8 feet to a point; thence South 87 deg. 34 min. 32 sec. East 174.95 feet; thence South 44 deg. 30 min. East 175 feet; thence South 3 deg. 45 min. West 115 feet; thence South 87 deg. 30 min. East 42 feet; thence South 5 deg. 35 min. East 469 feet to the center of Old Hickory Boulevard, the point of beginning, containing 5.96 acres, more or less.

Being the same property conveyed to Michael J. Wall and wife, Sara G. Stephens-Wall by Warranty Deed from Michael L. Moore and wife, Carolyn A. Moore, recorded on the 5th day of March, 1996 in Deed Book 9969, Page 200, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

unimproved ☐

This is improved ☑ property, known as 1550 Old Hickory Boulevard, Brentwood, TN 37027
(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 13th day of March, 2014.

Michael J. Wall

Sara G. Stephens-Wall

STATE OF TENNESSEE

COUNTY OF Sevier

On this 13th day of March, 2014, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Michael J. Wall and Sara G. Stephens-Wall**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
10/23/15

Notary Public,