THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, ATTORNEY AT LAW
c/o 12 Cadillac Drive, Ste. 450
Brentwood, Tennessee 37027

BILL GARRETT, Davidson County
Trans:T20140039486 DEEDWARR
Recvd: 06/05/14 08:33 2 pgs
Fees:13.00 Taxes:481.00
20140605-0048720

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID#:
John R. Ayers 520 Donald Avenue Goodlettsville, Tennessee 37072	Churchill Mortgage Corporation 761 Old Hickory Blvd., Suite 400 Brentwood, TN 37027	026-09-0-019.00

For and in consideration of the sum of Ten Dollars, cash paid in hand paid by the hereinafter named Grantee, and for other good and valuable consideration, the receipt of which is hereby acknowledged, I, **LINDA B. WALROND**, unmarried, hereinafter called the Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto **JOHN R. AYERS**, unmarried, hereinafter called the Grantee, his heirs and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 14 on the Plan of Clark Place, Section B, a plat of which is of record in Book 2331, Page 159, Registers' Office for Davidson County, TN to which plan reference is hereby made for a more complete and accurate legal description of said lot.

Being the same property conveyed to Norman G. Walrond and wife, Linda B. Walrond, by Warranty Deed from Susan H. Mitchell, Individually and Lawrence A. Mitchell, as Co-Executors of the Estate of Elizabeth Myers Hill and Margaret H. May, Bette H. Stephens and Charles B. Hill, sole heirs of Elizabeth Myers Hill (deceased), and the life estate of Bette H. Stephens, of record in Instrument No. 20010822-0090773, dated 8/14/2001, Register's Office for Davidson County, Tennessee. Norman G. Walrond is now deceased, leaving Linda B. Walrond as the surviving tenant by the entirety.

This is improved property known as **520 Donald Avenue, Goodlettsville, Tennessee 37072 .**

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, forever. GRANTOR covenants with said GRANTEE 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 set out herein. We do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 hand this **2nd** day of **June, 2014**:

Linda B Walrond
Linda B. Walrond

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

LORI C. WARREN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **LINDA B. WALROND**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person or persons executed the within instrument for the purposes therein contained. Witness my hand and official seal, this 2nd day of June, 2014:

Notary Public

My Commission Expires: 6/15/2014

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $130,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 2nd DAY OF JUNE, 2014:

Notary Public

My Commission Expires: 6/15/2014

