Davidson County	DEEDWARR
Recvd: 07/17/14 12:26	2 pgs
Fees:13.00 Taxes:693.75	
20140717-0063336	

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $187,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 15 day of July 2014

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

SUSAN L. WELCH NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, 30 Burton Hills, Suite 400, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Larry J. Walker and Donna M. Walker, husband and wife and Ruth J. Welch	New Owner	042 01 0 044.00
(NAME)	(NAME)	
1035 Nesbitt Dr	Same	
(ADDRESS)	(ADDRESS)	
Nashville 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of One Hundred Eighty-Seven Thousand Five Hundred And No/100 Dollars ($187,500.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **David Boltz**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Larry J. Walker and Donna M. Walker, husband and wife and Ruth J. Welch**, 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 Davidson County, Tennessee, Being Lot No. 52 on the Plan of Ozark Hills, as of record in Book 3700, Page 20, as corrected in Book 4181, Page 562, Register's Office for said County.
Said Lot No. 52 fronts 105 feet on the southerly said of Nesbitt Drive and extends back 365.3 feet on the easterly line and 394.7 feet on the westerly line, to a line in the rear on which it measures 109.4 feet.
Being the same property conveyed to David L. Boltz, Sr. and wife, Davida L. Boltz by Warranty Deed from Marshall Devine and wife, Frieda P. Devine dated January 27, 1993 of record in Book 8858, page 475, Register's Office of Davidson County, Tennessee. The said Davida L. Boltz having since died on July 24, 2011.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 1035 Nesbitt Dr. Nashville, TN 37207

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, has 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 15th day of July, 2014.

David Boltz

STATE OF TENNESSEE, COUNTY OF DAVIDSON) SS:

On this 15 day of July 2014, before me personally appeared **David Boltz**, to me personally known or proved to me on the basis of satisfactory evidence, to be the person described in, and who executed the foregoing instrument, and who acknowledged the execution of the same to be his free act and deed.

Witness my hand and official seal.

Notary Public

My Commission Expires:

8/29/2014

STATE OF TENNESSEE NOTARY PUBLIC SUSAN L. HENRICH COUNTY OF WILLIAMSON S-E-A-L

True Copy Certification
I, Connie Buchanan, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Connie Buchanan

State of Tennessee / County of Wilson SS:
Personally appeared before me, Rebecca Moss, a notary public for this county and state, Connie Buchanan, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rebecca Moss

REBECCA MOSS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES DECEMBER 18, 2017

My Commission Expires: 12/18/17