BILL GARRETT, Davidson County
Trans:T20140055624 DEEDWARR
Recvd: 07/31/14 12:17 2 pgs
Fees:13.00 Taxes:1554.00
20140731-0068370

THIS INSTRUMENT PREPARED BY: WESLEY D. TURNER **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 THIRD AVENUE SOUTH SUITE 1700 NASHVILLE, TENNESSEE 37201 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $420,000.00. Affiant Subscribed and sworn to before me, this 30th day of July, 2014. Notary Public My Commission Expires:

WESLEY D. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires November 5, 2014

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
Tammy J. Kussman 4501 Alcott Drive Nashville, TN 37215	Tammy J. Kussman 783 Old Hickory Blvd., #305 Brentwood, TN 37027	13016000400

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **BENNETT CHRISTOPHER WALKER AND WIFE, LOUISE H. WALKER**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **TAMMY J. KUSSMAN**, unmarried, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No.5 on the Plan of Echo Hills of record in Plat Book 1835, page 76, in the Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description of said lot.

Being the same property conveyed to Bennett Christopher Walker and wife, Louise H. Walker by Warranty Deed from B. Bryan Kelly and wife, Margaret Lee Kelly of record in Book 11244, page 492, in the Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2014 taxes, a lien, not yet due and payable, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. All matters as shown on the Plat of Echo Hills Subdivision of Lots No. 6 and 7 of Tyne Meade Subdivision of record in Plat Book 1835, page 76, in the Register's Office for Davidson County, Tennessee.

3. Restrictions recorded in Book 1727, page 141 and in Book 2013, page 472, Register's Office for Davidson, Tennessee.

This is improved property known as: **4501 Alcott Drive, Nashville, TN 37215.**

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, her heirs and assigns, forever; and Grantors covenant with the said Grantee that they 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 further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, her heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 30th day of July, 2014.

Bennett Christopher Walker

Louise H. Walker

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **BENNETT CHRISTOPHER WALKER**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand at office, this 30th day of July, 2014

(Seal)

WESLEY D. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires November 5, 2014

Notary Public

My Commission Expires: _____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **LOUISE H. WALKER**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 30th day of July, 2014

(Seal)

WESLEY D. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires November 5, 2014

Notary Public

My Commission Expires: _____

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