WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,350,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 17th day of October, 2014.

Notary Public

MY COMMISSION EXPIRES: 10/30/16
(AFFIX SEAL)

TONJA BARRON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 01288-22994

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, 30 Burton Hills, Suite 400, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Cliff G. Walker and Brooke B. Walker, Husband and Wife	New Owner	129 08 0 141.00
(NAME)	(NAME)	
112 Brook Hollow Road		
(ADDRESS)	(ADDRESS)	
Nashville 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of One Million Three Hundred Fifty Thousand And No/100 Dollars ($1,350,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Brian Philip Egan, Unmarried and Sarena Mason, Unmarried**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Cliff G. Walker and Brooke B. 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:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 2 on the Plan of Second Revision of Lot 5, West Meade Farms, Inc., as shown on plat of record in Plan Book 8250, page 703, Register's Office for Davidson County, reference to which is hereby made for a more complete description.

Being the same premises conveyed to Brian Philip Egan, married by Warranty Deed from Isaac D. Simon and Teri R. Simon dated June 30, 2004 and recorded July 8, 2004 as Instrument No. 20040708-0081075, in said Register's Office for Davidson County, Tennessee.

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.

File Number: GRN-141895

BILL GARRETT, Davidson County
Trans:T20140080607 DEEDWARR
Recvd: 10/27/14 10:03 3 pgs
Fees:18.00 Taxes:4995.00
20141027-0098656

T.B.

~~curve northwestwardly 52.23 feet to the point of the beginning, containing 5.01 acres, more or less.~~

Being the same premises conveyed to Brian Philip Egan, married by Warranty Deed from Isaac D. Simon and Teri R. Simon dated June 30, 2004 and recorded July 8, 2004 as Instrument No. 20040708-0081075, in said Register's Office for Davidson County, Tennessee.

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 112 Brook Hollow Road, Nashville, TN 37205

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 17th day of October, 2014

Brian Philip Egan

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state.Brian Philip Egan and Sarena Masonthe within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 20th of October, 2014.

Notary Public

My Commission Expires: May 5, 2015

(SEAL)

CHRIS CANTRELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

File Number: GRN-141895

unimproved ☐
This is improved ☒ property, known as 112 Brook Hollow Road, Nashville, TN 37205

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 17th day of October, 2014.

Brian Philip Egan

X Sarena Mason
Sarena Mason

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state.Brian Philip Egan and Sarena Masonthe within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 17th of October, 2014.

Notary Public

My Commission Expires:

(SEAL)

SELINA HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON, TENN.
My Comm. Expires May 5, 2015

File Number: GRN-141895