BILL GARRETT, Davidson County
Trans:T20140082765 DEEDWARR
Recvd: 11/03/14 13:51 2 pgs
Fees:13.00 Taxes:623.45
20141103-0101293

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $168,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 30th day of October, 2014

Notary Public

MY COMMISSION EXPIRES: 8/8/16
(AFFIX SEAL)

Brian Rubio
NOTARY PUBLIC
Clarke County, Georgia

Brian Rubio
Notary Public
Clarke County, Georgia
My Comm. Expires
08/08/2016

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).
Lauren Suchomski	Avenue Bank	102 03 0 027.00
(NAME) 614 Galaxie Drive	(NAME) 3823 Cleghorn Av	
(ADDRESS) Nashville 37209	(ADDRESS) Nashville Tn 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of One Hundred Sixty-Eight Thousand Five Hundred And No/100 Dollars ($168,500.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Ashli Danielle Walker**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Lauren Suchomski**, 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:

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

Land in Davidson County, Tennessee, being Lot 1046 on the Plan of Charlotte Park, Section XIV, as of record in Book 3300, Pages 29 and 30, Register's Office for Davidson County, Tennessee, as follows:

Beginning at a point in the easterly margin of Comet Drive, which point is the common corner of Lot Nos. 1046 and 1047; thence southwardly 84.0 feet to a monument; thence around a curve to the east 39.3 feet to a monument; thence easterly 104.5 feet; thence northwardly 142.2 feet to a concrete monument; thence southwardly 148.9 feet to the point of beginning.

Being the same property conveyed to Anthony Steven Walker and wife Ashli Danielle Walker by Deed from Phyllis J. Sweat, a single person dated July 31, 2007 and recorded August 6, 2007 as Instrument No. 20070806-0093037, in said Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Ashli D. Walker, Unmarried by Quitclaim Deed from Anthony Steven Walker, Unmarried dated February 25, 2013 and recorded March 12, 2013 as Instrument No. 20130312-0024347, in said Register's Office for Davidson County, Tennessee.

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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 614 Galaxie Drive, Nashville, TN 37209

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 .

Ashli Danielle Walker

STATE OF ~~TENNESSEE~~ Georgia

COUNTY OF Clarke

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state Ashli Danielle Walker the 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 30th of October, 2014.

Notary Public

My Commission Expires: 8/8/15

(SEAL)

Brian Rubio
Notary Public
Clarke County, Georgia
My Comm. Expires
08/08/2016

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