WARRANTY DEED

RETURN TO:
GREATER NASHVILLE
TITLE & CLOSING CO.
200 MADISON STREET
MADISON, TN 37115

DAVIDSON COUNTY
NOTARY PUBLIC
STATE OF TENNESSEE
SANDY BALENT

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $30,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of February, 2015.

Notary Public

MY COMMISSION EXPIRES: 1-9-16

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
DEANIE L. GREGORY, ATTORNEY AT LAW
GREATER NASHVILLE TITLE AND CLOSING COMPANY
200 MADISON STREET
MADISON, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
David J. Walker	David J. Walker	08004010900
(NAME)	(NAME)	
2720 Hydes Ferry Rd.	2720 Hydes Ferry Rd.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218	Nashville, TN 37218	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, Donald L. Eden, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO David J. Walker, an unmarried man, HEREINAFTER CALLED THE GRANTEE, HIS 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 located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plat of Orbie D. Nelson Estate Property, a plat of which is of record as Instrument No. 20050126-0009780, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description thereof.

~~Being the same property conveyed to David J. Walker from Donald L. Eden by Warranty Deed dated February 18, 2015 of record in Instrument No. , Register's Office for Davidson County, Tennessee~~

Being the same property conveyed by Deed in Lieu of Foreclosure dated May 11, 2012 to Donald L. Eden from Meredith Lee Freeman and husband, Reginald A. Freeman, Jr. of record in Instrument No. 20120523-0044713, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING: TAXES FOR THE YEAR 2015 AND SUBSEQUENT YEARS THEREAFTER; SUBJECT TO NOTES, EASEMENTS, SETBACK LINES AND ALL MATTERS SET FORTH ON THE PLAT OF ORBIE D. NELSON ESTATE PROPERTY OF RECORD IN INSTRUMENT NO. 20050126-0009780 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ☑

This is improved ☐ property, known as 3101 Doak Ave., Nashville, TN 37218
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, his heirs and assigns forever; and we do covenant with the 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 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 GRANTEE, his 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 my hand this 18th day of February, 2015.

Donald L. Eden

BILL GARRETT, Davidson County
Trans:T20150012537 DEEDWARR
Recvd: 02/20/15 10:54 2 pgs
Fees:13.00 Taxes:111.00
20150220-0014761

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 18th day of February, 2015, before me a Notary Public in and for said State and County, duly

commissioned and qualified, personally appeared **Donald L. Eden**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
1-9-16

Notary Public,

Return To:

Greater Nashville Title and Closing Company
200 Madison Street
Madison, TN 37115

