BILL GARRETT, Davidson County
Trans:T20150020103 DEEDWARR
Recvd: 03/19/15 11:07 2 pgs
Fees:13.00 Taxes:832.50

20150319-0023724

WARRANTY DEED

APRIL G. NICHOLS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

2015-179

State of Tennessee

County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $225,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 12th day of March, 2015.

(Affix Seal) Notary Public

My Commission Expires: 6-28-15

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ANCHOR TITLE, LLC
725 Cool Springs Boulevard, Suite 201
Franklin, TN 37067

Address of New Owners:	Send Tax Bills To:	Tax ID#:
David C. Walker 150 N Ocean Boulevard Unit W-12 Delray Beach, FL 33483	SAME	082.05-0-076.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Choice City Homes, LLC**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **David C. Walker**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

The land with all the buildings and improvements thereon, situated at 1714 4th Avenue, Town of Nashville, Davidson County, State of Tennessee, said premises being further described as follows:

BEING the southerly 15 feet of Lot No. 30 and the northerly 17-1/2 feet of Lot No. 31 on the Plan of D.T. McGavock's Addition, of record in Book 21, Page 7, Register's Office for Davidson County, Tennessee.

SAID parts of said lots adjoin and front together 32-1/2 feet on the easterly side of 4th Avenue North, formerly Cherry Street, and extend back between parallel lines 174 feet to an alley

Being the same property conveyed to Choice City Homes, LLC from Charles R. Hall and wife, Guinna S. Hall by Warranty Deed dated March 27, 2014 and recorded March 31, 2014 in Instrument #20140331-0026291, Register's Office for Davidson County, Tennessee.

(X) unimproved
This is ( ) improved property know as 1714 4th Avenue, Nashville, TN 37208.

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, their heirs and assigns forever; and we, the GRANTORS, 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 that 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, 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 my/our hand(s) this 12th day of March, 2015

Norma Crow

Choice City Homes, LLC, By: Norma Crow, Managing Member

State of Tennessee)
County of Davidson)

Before me, the undersigned authority of the state and county mentioned, personally appeared Norma Crow, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be President/CEO (or other officer authorized to execute the instrument) of Choice City Homes, LLC, the within named bargainor, and that such President/CEO or officer as such President/CEO, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Choice City Homes, LLC, as President/CEO.

Witness my hand and seal this 12th day of March, 2014.

NOTARY SIGNATURE
Notary Expires: 6-28-15

My Commission Expires:

