This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, is $110,000.00.

Affiant

Subscribed and sworn before me this the 31st day of March, 2015.

Notary Public
My commission expires: 9/10/18

CAVAN MCCANN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

BILL GARRETT, Davidson County
Trans:T20150025787 DEEDWARR
Recvd: 04/07/15 13:57 2 pgs
Fees:13.00 Taxes:407.00
20150407-0030601

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Ricky Joe Walton	Fifth Third Mortgage	128-09-0-009.00
7625 Indian Spring Drive	5001 Kingsley Drive	
Nashville, TN 37221	Cincinnati,OH. 45227	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, LEROY TREMAIN, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to RICKY JOE WALTON AND CYNTHIA WALTON, HUSBAND AND WIFE, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 16 on the Plan of B.V. 1776 Estates, of record in Plat Book 5050, Page 76, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to The LeRoy K. Tremain Revocable Living Trust, dated June 4th, 2009, LeRoy K. Tremain, Trustee or his successors in trust and any amendments thereto by Quitclaim Deed from LeRoy K. Tremain (widower of Virginia R. Tremain), of record in Instrument No. 20090616-0055681, Register's Office for Davidson County, Tennessee, dated June 04, 2009 and recorded on June 16, 2009.
Subject to all Easements and Restrictions of record.

THIS IS __X__ IMPROVED ____UNIMPROVED PROPERTY KNOWN AS 7625 Indian Spring Drive, Nashville, TN 37221.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 the 31st day of March, 2015.

LeRoy Tremain

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, LeRoy Tremain, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 31st day of March, 2015.

My commission expires: 9/10/18

Notary Public

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY