BILL GARRETT, Davidson County
Trans: T20150033296 DEEDWARR
Recvd: 05/01/15 10:53 2 pgs
Fees: 13.00 Taxes: 888.00
20150501-0039350

Return To: Perrone & Young
109 Westpark Drive
Suite 330
Brentwood, TN 37027

GREGORY S. PERRONE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$240,000.00.**

Affiant

Subscribed and sworn to before me, this the 29th day of April, 2015

Notary Public

My commission expires: 9-26-16
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
Gregory S. Perrone, PC, Attorney At Law
109 Westpark Drive, Suite 330, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Cody Walker and Kristin Walker	**Magna Bank**	**058-00-0-048.00**
4321 Cato Road	**6525 Quail Hollow Road Suite 300**	
Nashville, TN 37218	**Memphis, TN 38120**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Larry A. Raymon and wife, Joynell E. Raymon and Chad Raymon, unmarried,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Cody D. Walker and Kristin M. Walker, husband and wife, as tenants by the entirety,

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:

Tract 1:
Land in the 13th Civil District of Davidson County, Tennessee, being a tract marked No. 2-B, on the survey of L. C. Claxton Land and described according to a survey made by Ernest Medlin, March 21, 1964, described as follows:

Beginning at a spike in the center of Cato Road, the same being located North 20 deg. 30' West and 138 feet from the southeast corner of a parcel of land known as Tract No. 2 and being part of the property conveyed to Leland C. Claxton and wife, by deed from D. A. Wheatley and wife, as of record in Book 1323, page 73, Register's Office for said County; thence South 89 deg. 24' West 1545 feet to an iron pin in a fence; thence with said fence, North 1 deg. 15' East 115 feet to an iron pin, the northwest corner of Tract No. 2; thence North 89 deg. East, along an easement line described in Book 3675, page 559, and shown on the plat of record in Book 3675, page 560, 1441 feet to a point in the center of a branch which runs along the westerly margin of Cato Road, the last mentioned point located South 36 deg. 10' East and 17.3 feet from the original northeast corner of Tract No. 2; thence South 36 deg. 10' East with center of said branch 130.7 feet to a point in the center of the branch; thence South 20 deg. 30' East leaving said branch 30 feet to a spike in the center of Cato Road, the same being the point of beginning and containing 4.47 acres.

INCLUDED IN THE ABOVE DESCRIPTION BUT EXCLUDED THEREFROM is that strip of land conveyed to The Metropolitan Government of Nashville and Davidson County, Tennessee by deed of record in Instrument No. 20090702-0061833, said Register's Office.

Tract 2:
Land in the 13th Civil District of Davidson County, Tennessee, being the rear four (4) acres, more or less, of the Curry S. Williams property.

Beginning at a point in the northwest corner of the Curry S. William property being Sloan's southwest corner and being an old corner post and iron stake. Thence North 88 deg. 10' East 720 feet with Sloan's line to a point; thence South 1 deg. 15' West 230 feet with Williams new rear line to a point in Shadowens line; thence South 88 deg. 10' West 720 feet to a point marked by an iron stake; thence North 1 deg. 15' East 230 feet with Sloan's line to the point of beginning.

Being the same property conveyed to a 1/2 undivided interest to Larry A. Raymon and wife, Joynell E. Raymon, as joint tenants with right of survivorship and a 1/2 undivided interest to Chad A. Raymon. Said undivided interest are owned as tenants in common, by deed from Fred C. Shadowens and wife, Edith S. Shadowens, of record in Instrument No. 20060405-0039010, dated March 30, 2006, said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved (_X_) Unimproved (___) property known as **4321 Cato Road, Nashville, TN 37218**.

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 Grantors do covenant with said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 my/our hand(s) this 4th day of May, 2015.

Larry A. Raymon

Joynell E. Raymon

Chad A. Raymon

STATE OF Iowa
COUNTY OF Marshall

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Larry A. Raymon and wife, Joynell E. Raymon**, the bargainors with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 23 day of April, **2015.**

Mary L Holland
Notary Public
My Commission Expires: 7-24-2016

MARY L. HOLLAND
COMMISSION NO. 165903
Comm. Expires 7-24-2016

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Chad A. Raymon**, the bargainor with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27th day of April, **2015.**

Sarah S. Gibson
Notary Public
My Commission Expires: 3-23-19

SARAH S. GIBSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY