BILL GARRETT, Davidson County
Trans:T20150041717 DEEDWARR
Recvd: 05/29/15 10:27 2 pgs
Fees:13.00 Taxes:684.50
20150529-0049595

SEND TAX BILLS TO NEW OWNER:
William A. Walls
4134 Grays Point Rd.
Joelton, TN 37080

THIS INSTRUMENT PREPARED
BY: Gary L. Dilliha
Attorney at Law
Springfield, Tennessee

Map & Parcel: 029-00-0-393.00

THIS DEED OF CONVEYANCE, executed and delivered by **GERALD EDWARD STEELE** and wife, **MARTHA F. STEELE**, hereinafter called the Grantors, to **WILLIAM A. WALLS** and wife, **PAMELA S. BREWER WALLS**, hereinafter called the Grantees;

WITNESSETH:

That for and in consideration of the sum of TEN DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the Grantors have this day bargained and sold, and do by these presents hereby sell, transfer and convey unto the said Grantees, survivor and assigns, a certain tract or parcel of land located in Davidson County, Tennessee, being more particularly described as follows, to-wit:

Being Lot 2, Resubdivision of Lot 8, as shown on the map entitled Resubdivision of Lots 8 & 9 of Bernard Hills, of record as Instrument No. 20031204-0174336, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

RESTRICTIONS: The above described property is subject to easements, setback lines, note, environmental and conservation notes and all other matters as indicated on the map entitled Resubdivision of Lots 8 & 9 of Bernard Hills, of record as Instrument No. 20031204-0174336, Register's Office for Davidson County, Tennessee, and to such restrictions recorded in said office as may be enforceable as to this property.

Being the same property conveyed to Gerald Edward Steele and wife, Martha F. Steele, by deed from Wayne Proctor, Executor of the Estate of Patricia J. Proctor, of record in Instrument No. 20140707-0059729, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the premises aforesaid, together with all the appurtenances and immunities thereto pertaining, unto the said Grantees, survivor and assigns.

The Grantors further covenant with the Grantees, survivor and assigns, that they have a good and perfect right to convey same, and that said property is unencumbered, except as otherwise set forth herein.

The Grantors further covenant with the Grantees that they will warrant and forever defend the title to said property against the lawful claims and demands of all persons whomsoever.

Taxes are to be prorated and possession granted as of the date of this deed.

IN WITNESS WHEREOF, the Grantors have hereunto set their signatures this the 28th day of May, 2015.

Gerald Edward Steele
GERALD EDWARD STEELE

Martha F. Steele
MARTHA F. STEELE

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Gerald Edward Steele** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who under oath acknowledged that he executed the foregoing instrument for the purposes and considerations therein contained.

WITNESS my hand and official seal of office this the 28th day of May, 2015.

TAMMY RUSH STATE OF TENNESSEE NOTARY PUBLIC EXP 12-23-2018 COUNTY OF ROBERTSON

Tammy Rush
NOTARY PUBLIC

My Commission Expires: _____

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Martha F. Steele** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who under oath acknowledged that she executed the foregoing instrument for the purposes and considerations therein contained.

WITNESS my hand and official seal of office this the 28th day of May, 2015.

TAMMY RUSH STATE OF TENNESSEE NOTARY PUBLIC EXP 12-23-2018 COUNTY OF ROBERTSON

Tammy Rush
NOTARY PUBLIC

My Commission Expires: _____

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STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

I or we, hereby swear or affirm that the actual consideration for this transfer, or value of property or interest in property transferred, whichever is greater, is **$185,000.00** which amount is equal to or greater than the amount which the property or interest in property transferred would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED and SWORN to before me this the 28th day of May, 2015.

TAMMY RUSH STATE OF TENNESSEE NOTARY PUBLIC EXP 12-23-2018 COUNTY OF ROBERTSON

Tammy Rush
NOTARY PUBLIC/Register

My Commission Expires: _____