WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20150042205 DEEDWARR
Recvd: 06/01/15 09:44 2 pgs
Fees: 13.00 Taxes: 1159.95

20150601-0050174

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $313,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF MAY, 2015.

Notary Public

MY COMMISSION EXPIRES: 10/18/2016
(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Broker Title & Escrow, LLC, 1404 17th Avenue South, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Deborah Suzan Huff	BancorpSouth Bank	186-04-0A-189.00 CO
(NAME)	(NAME)	
8328 Elmcroft Court	PO Box 3356	
(ADDRESS)	(ADDRESS)	
Nolensville, TN 37135	Tupelo, MS 38803	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF ONE DOLLAR, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, THAT **WE, JOSHUA R. WALTERS AND KARINA A. WALTERS, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DEBORAH SUZAN HUFF, AN UNMARRIED PERSON,** 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:

Lot 249, PHASE 2E, FINAL PLAT BURKITT PLACE, as shown on plat of record in Instrument No. 20070806-0093146, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Joshua R. Walters and Karina A. Walters, husband and wife by Warranty Deed from Brookhaven Development, LLC, a Tennessee limited liability company, recorded on the 7th day of April, 2008 in Instrument No. 20080407-0034836, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to: ● Taxes for the year 2015. ● Plan of record as Instrument Number 20070806-0093146, Register's Office of Davidson County, Tennessee. ● PUD Boundary Plat of record in Instrument Number 20050920-0113225, in the Register's Office for Davidson County, Tennessee. ● Covenants, Conditions, Restrictions and By-Laws of record in Instrument Number 20060306-0025388, as amended in Instrument Number 20070202-0014304, Register's Office for Davidson County, Tennessee.
AND ALL MATTERS AS SHOWN OF RECORD NOT STATED HEREIN.

This is:		8328 Elmcroft Court	Nolensville, TN 37135		
Improved	property, known as				
		(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 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 our hands this __ day of May, 2015.

Joshua R. Walters

Karina A. Walters

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared, Joshua R. Walters, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, on this 27 day of May, 2015.

JOHN BELL JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires SEPT. 10, 2018

Notary Public

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared, Karina A. Walters, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, on this 27 day of May, 2015.

JOHN BELL JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires SEPT. 10, 2018

Notary Public