RYAN TRAMMEL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

WARRANTY DEED TT205 357 BILL GARRETT, Davidson County Trans:T20150052675 DEEDWARR Recvd: 06/30/15 15:03 2 pgs Fees:13.00 Taxes:821.40 20150630-0063257	OATH OF CONSIDERATION SS. STATE OF TENNESSEE COUNTY OF ~~DAVIDSON~~ WILSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $222,000.00.- AFFIANT SWORN TO AND SUBSCRIBED BEFORE ME THIS 26TH DAY OF JUNE, 2015. NOTARY PUBLIC MY COMMISSION EXPIRES: 1-8-2017

THIS INSTRUMENT PREPARED BY:
TEAM TITLE, INC.
69 THOMPSON LANE
NASHVILLE, TENNESSEE 37211
OFFICE: (615) 367-5111

ADDRESS OF NEW OWNER(S):	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Charles Walker **69 Thompson Lane** **Nashville, TN 37211**	**Same**	**098 13 0C 022.00**

WARRANTY DEED

FOR AND IN CONSIDERATION OF ten dollars ($10) and other good and valuable consideration, the receipt and legal sufficiency of all of which are hereby acknowledged, William L. Hatfield, Jr., unmarried *(hereinafter called the "Grantor"),* has this day bargained and sold, transferred and conveyed and by these presents does bargain, sell, transfer and convey unto Charles Walker, unmarried *(hereinafter called "Grantee")*, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

> Property located in Davidson County, Tennessee, being Lot No. 139 on the Plan of Phase One, The Meadows of Seven Points, of record in Plat Book 11700, Pages 18-20, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.
>
> Being the same property conveyed to William L. Hatfield, Jr., unmarried by Warranty Deed from Frank Batson Homes, Inc., dated November 29, 2000, recorded December 1, 2000 of record in Instrument # 20001201-0118327, Register's Office for Davidson County, Tennessee.

The above-described property is improved property known as **5863 Seven Points Trace, Hermitage, TN 37076**

THIS CONVEYANCE IS SUBJECT TO: (1) Current year's property taxes which have been prorated and assumed by the Grantee; (2) All restrictions of record in Book 11670, Page 822; (3) All easements of record in Book 11681, Page 411; (4) All matters appearing on the plan of record in Plat Book 11700, Page 18-20; (5) All applicable government and zoning regulations;

TO HAVE AND TO HOLD, the aforesaid real estate, together with all appurtenances and hereditaments thereunto appertaining unto Grantee, his successors and assigns in fee simple forever.

Grantor covenants that Grantor is lawfully seized and possessed of said real estate, has full power and lawful authority to sell and convey the same; that the title thereto is free, clear and unencumbered except as aforesaid; and, Grantor will forever warrant and defend the same against the lawful claims of all persons whomsoever.

The words "Grantor" and "Grantee" shall include their respective successors and assigns where the context requires or permits.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 26th day of June, 2015.

GRANTOR:

William L. Hatfield, Jr.

William L. Hatfield, Jr.

S.S.
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

BEFORE ME, the undersigned Notary Public of the State and County aforementioned, personally appeared William L. Hatfield, Jr., with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be the within named bargainor, and that he executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and seal, this 26th day of June, 2015.

Julie Coone
Notary Public
My Comm. Exp.: 5-24-17

JULIE COONE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.