BILL GARRETT, Davidson County
Trans:T20150054259 DEEDWARR
Recvd: 07/06/15 14:32 2 pgs
Fees:13.00 Taxes:251.60
20150706-0065185

THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
1000 Pleasant Grove Place, Ste. 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER
Melvin W. Walker
Cheryl E. Walker
3880 Priest Lake Drive, Unit 40
Nashville, TN 37217

MORTGAGEE
None.

SEND TAX BILLS
Owner

MAP-PARCEL:
MAP 136 03-0-A
PARCEL 124.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Nathan Clariday, married,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Melvin W. Walker and wife, Cheryl E. Walker,** 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:

A certain condominium apartment in Davidson County, Tennessee, being Townhouse No. 40, Building No. 16, in a Horizontal Property Regime located on the Plat of Priest Lake Park Condominium Townhouses, Phase 1, as of record in Book 4460, page 88, Register's Office for said County, to which reference is here made.

Being the same property conveyed to Nathan Clariday by Quitclaim Deed from Daryl Spicer dated June 11, 2015, filed of record in Instrument No. 20150615-0056797, Register's Office for Davidson County, Tennessee.

Said property is being conveyed "AS IS, WHERE IS."

This property is not the principal residence of said grantor, nor is it the principal residence of any spouse of said grantor.

This conveyance is subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including restrictive covenants of record in Book 4651, Page 412, book 4943, Page 692, Book 4979, Page 939, Book 9507, Page 606, Book 9927, Page 75; easements, covenants conditions and all matters and notes as shown on the plan of record in Plat Book 4460, Page 88, Register's Office, Davidson, County, Tennessee.

This is the same description as in previous deed of record.

Property Taxes for the current year have been agreed to by the parties and will be paid for by the Grantee.

This is improved property known as **3880 Priest Lake Drive, Unit 40 Nashville, TN 37217.**

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 30th day of June, 2015.

Nathan Clariday

STATE OF Tennessee
COUNTY OF Wilson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Nathan Clariday, the bargainor(s) 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 and official seal this 30th day of June, 2015.

NOTARY PUBLIC

My Commission Expires: 1.5.16

DEAN ROBINSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF Tennessee
COUNTY OF Wilson

The actual consideration or value, whichever is greater for this transfer is $68,000.00.

Melvin W. Walker
AFFIANT

Subscribed and sworn to before me this 30th day of June, 2015.

NOTARY PUBLIC

My Commission Expires: 1.5.16

DEAN ROBINSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY