BILL GARRETT, Davidson County
Trans:T20150057664 DEEDWARR
Recvd: 07/16/15 09:51 3 pgs
Fees:18.00 Taxes:612.35
20150716-0069248

Prepared by:
Realty Title & Escrow Company, Inc.
599 Sam Ridley Parkway W Suite 100
Smyrna, TN 37167

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 3, 2017

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
The actual consideration or value, whichever is greater, for this transfer is $165,500.00

Kristen Booth
Affiant

Subscribed and sworn to before me, this 14TH day of July, 2015.

Notary Public
My commission expires: 7-3-17

04-1505-55575

Address of New Owner:	Send Tax Bills to:	Tax Information
Terry L. Walker 3404 Westcliffe Court Antioch TN 37013	FIRST ADVANTAGE BANK 1430 MADISON ST. CLARKSVILLE, TN 37040	150040 10500

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Patricia Dyer, Unmarried hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Terry L. Walker, UNMARRIED, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

SEE ATTACHED LEGAL EXHIBIT A

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 3404 Westcliffe Court, Antioch, TN 37013

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 19 day of May, 2015.

Patricia Dyer

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Patricia Dyer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Smyrna, TN, this 19 day of May, 2015.

Notary Public
State of Tennessee at Large

My Commission expires



EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot No. 394, on the Plan of Section Eight, "The Country", Second Revision, of record in Book 6250, Pages 912 and 913, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Raymond Nance and Jessica Nance by deed from Michael E. Moore and wife, Sandra E. Moore f/k/a Sandra E. Ward, dated July 29, 2006, recorded August 3, 2006, of record in Instrument No. 20060803-0094737, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Patricia Dyer by deed from Raymond Nance and Jessica Nance, dated August 5, 2014, recorded August 15, 2014, of record in Instrument No. 20140815-0074217, Register's Office for Davidson County, Tennessee.