WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150060734 DEEDWARR
Recvd: 07/24/15 10:51 2 pgs
Fees:13.00 Taxes:795.50
20150724-0072794

O-TG-15-104

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $215,000.00

Affiant

JUDY A. LEHMAN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF JULY, 2015.

Notary Public

MY COMMISSION EXPIRES: 4-20-2019
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Anthony W. Walk and Suriluck T. Walk	Wells Fargo Bank	
(NAME)	(NAME)	
104 Tulip Grove Pointe	2707 Wells Fargo Way	**086-12-0A-030.00-CO**
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Minneapolis, MN 55467	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **MARIA C. BACERRA AND MARVIN J. BACERRA, WIFE AND HUSBAND,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **ANTHONY W. WALK AND SURILUCK T. WALK, HUSBAND AND WIFE,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 113 on the Plan of Final Plat Revision of Section One, Tulip Grove Pointe "Cluster Lot Subdivision" of record in Plat at Instrument No. 20060905-0109478, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Maria C. Bacerra and Marvin J. Bacerra, wife and husband by Warranty deed from Greenvale Construction, LLC, a Tennessee limited liability company of record in Instrument No. 20090304-0019208 Register's Office for Davidson County, Tennessee, dated February 27, 2009 and recorded on March 04, 2009.

This conveyance is subject to:
- Taxes for the year 2015 and thereafter, not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat at Instrument No. 20060905-0109478, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20060627-0076734, as amended and restated at Instrument No. 20110831-0067559, and further amended at Instrument No. 20140213-0012929, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons
- Easement of record in Instrument Number 20031106-0162953, in the Register's Office for DavidsonCounty, Tennessee.
- Subject to rights of others in and to the common areas and/or elements.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **104 Tulip Grove Pointe , Hermitage, Tennessee 37076**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 22nd DAY OF JULY, 2015.

Maria C. Bacerra by John Gleaves, Attorney In Fact

Marvin J. Bacerra by John Gleaves, Attorney In Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John Gleaves, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of MARIA C. BACERRA AND MARVIN J. BACERRA, and who acknowledged he/she/they executed the same as the free act and deed of the said MARIA C. BACERRA AND MARVIN J. BACERRA.

Witness my hand and official seal, this the 22nd of July, 2015.

Brian D. Mitchell

Notary Public
My Commission Expires: Jan. 9, 2016
(SEAL)

BRIAN D. MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY