File Box 8

PREPARED BY (AND RETURN TO):

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Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

BILL GARRETT, Davidson County
Trans:T20150063249 DEEDWARR
Recvd: 07/31/15 14:08 2 pgs
Fees:13.00 Taxes:1387.50
20150731-0075906

W & I Ref: (DM) Title No.: 57627
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Brian Waller 6509 Rolling Fork Drive Nashville, TN 37205	SAME

TAX MAP PARCEL NUMBERS: 12902004300

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$375,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **James Zralek, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Brian Waller** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 927 on the Plan of West Meade Farms, Inc., Section XI, of record in Book 2331, pages 102 and 103, Register's Office for said County.

Said Lot No. 927 fronts 130.9 feet on the easterly margin of Rolling Fork Drive and extends back 521.0 feet on the northerly line and 498.0 feet on the southerly line to a dead line in the rear measuring 240.0 feet thereon.

Being the same property conveyed to James Zralek and wife, Linda Zralek, by Warranty Deed from Cathreen Arnzen Muschler, unmarried, dated March 1, 1983 and recorded March 3, 1983, of record in Book 6014, page 571, Register's Office for Davidson County, Tennessee. Linda Zralek died in December of 2014 leaving James Zralek as surviving tenant by the entireties.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2015, and subsequent years; The Plan, with Owner's Certificate, of record in Book 2331, pages 102 and 103, said Register's Office, which Plan shows 100 minimum building set back line from Rolling Fork Drive, a 10 foot easement for public utility purposes along the rear line(s) of said lot and 2.5 by 25 foot utility anchor easements located on the northwesterly and southwesterly front corners of said Lot.

This is improved property, known as 6509 Rolling Fork Drive, Nashville, TN 37205

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 29th day of July, 2015.

James Zralek

State of Tennessee

County of Davidson

On this 29th day of July, 2015, before me the undersigned authority, personally appeared James Zralek, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires:

CHRISTY W. IVEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

Notary

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $375,000.00.

Affiant

Sworn and subscribed before me this 29th day of July, 2015.

Notary

My Commission Expires:

DEBBIE MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES OCTOBER 19, 2018