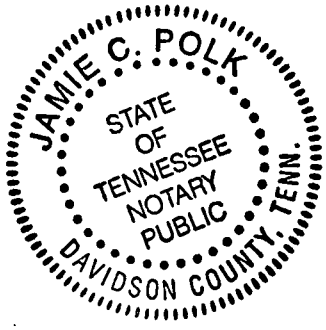
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $138,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 31st of July, 2015

Notary Public

MY COMMISSION EXPIRES: 3/10/19
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Series, LLC, 131 Maple Row Blvd., Suite E500, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Holly Walker	First Tennessee Bank	053 06 0B 129.00
(NAME)	(NAME)	
1845 Merritt Street	300 Court Ave. 3rd Floor	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Memphis, TN 38103	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of One Hundred Thirty-Eight Thousand And No/100 Dollars ($138,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **William Etter and Holly Etter, FKA Holly Smith, husband and wife**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Holly Walker, unmarried,** 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:

Land in Davidson County, Tennessee, being Lot No. 150 on the Plan of Phase 4B Waterford of record in Book 7900, Page 770 Register's Office for said County to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Holly Smith, unmarried and William Etter, unmarried, as joint tenants with right of survivorship by Warranty Deed from Jeffrey John Fanning and spouse, Michelle L. Fanning dated April 28, 2006 and recorded July 10, 2006 as Instrument No. 20060710-0082484, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 1845 Merritt Street, Old Hickory, TN 37138

File Number: HND-153246

BILL GARRETT, Davidson County
Trans: T20150064256 DEEDWARR
Recvd: 08/04/15 12:06 2 pgs
Fees: 13.00 Taxes: 510.60

20150804-0077147

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, has 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 31st day of July, 2015.

William Etter

Holly Etter

STATE OF TENNESSEE

COUNTY OF SUMNER

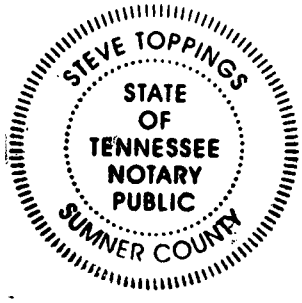
Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state.William Etter and Holly Etter, husband and wife the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 31st of July, 2015.

Notary Public

My Commission Expires: February 6, 2017

(SEAL)



File Number: HND-153246