BILL GARRETT, Davidson County
Trans:T20150064770 DEEDWARR
Recvd: 08/05/15 10:31 2 pgs
Fees:13.00 Taxes:777.00
20150805-0077773

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $210,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF July, 2015.

Notary Public
MY COMMISSION EXPIRES: 8-23-16
File No. G15-2293D

JOYCE JORDAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires AUG. 23, 2016

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Anthony Taylor (NAME)	Fairway Independent Mortgage Corporation (NAME)	82-7-95
822 Meridian Street (STREET ADDRESS)	6652 Pinecrest Drive, Suite 200 (STREET ADDRESS)	
Nashville, TN 37207 (CITY) (STATE) (ZIP)	Plano, TX 75024 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **Chris Wallin and Camille M. Schmidt Wallin, husband and wife**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Anthony Taylor, a single man**, 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. 137 in the unrecorded portion of V.S. LINDSLEY ADDITION, as shown by plat of record in Plat Book 57, Page 25, in the Register's Office for Davidson County, Tennessee, described as follows: Beginning in the western margin of Meridian Avenue, at the southeast corner of Lot No. 136, thence with said Avenue, southerly 50 feet to a point 550 feet northerly from the northerly margin of Hancock Street (formerly Center Street); thence at right angles to said Avenue, westerly 174 ¼ feet to the easterly margin of an alley; thence with said alley, northerly 50 feet to the southwest corner of said Lot No. 136; thence with the southerly line of said lot, easterly 174 ¼ feet to the beginning.

BEING the same property conveyed to Chris Wallin and Camille M. Schmidt Wallin from Erna C. Smith, by Deed dated August 30, 2006 and as of record in Instrument No. 20060901-0108212, in the Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 57, page 25, Register's Office for Davidson County, Tennessee.

The 2014 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 822 Meridian Street, Nashville, TN 37207.

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. Whenever 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 31st day of July, 2015.

Chris Wallin — July 31, 2015 Date

Camille M. Schmidt Wallin — July 31, 2015 Date

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named Chris Wallin and Camille M. Schmidt Wallin, husband and wife, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

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

My Commission Expires: 3/27/18

Notary Public

MICHAEL T. MOSER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066