WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150069766 DEEDWARR
Recvd: 08/19/15 09:24 2 pgs
Fees:13.00 Taxes:1054.50
20150819-0083386

O-VRES-15-2015

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $285,000.00.

Brian Mitchell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF AUGUST, 2015.

Notary Public

MY COMMISSION EXPIRES: 10/15/16 (AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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)
John Walker and Joy Robelis	**New Owner**	
(NAME)	(NAME)	
P.O. Box 24		**073-01-0-051-00**
(ADDRESS)	(ADDRESS)	
Lobelville, TN 37097		
(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 **JAMES DOUGLAS,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **JOHN WALKER and WIFE, JOY ROBELIS,** 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 the easterly part of Lot No. 13, Block H on the Plan of Country Club Estates of record in Plat Book 843, Page 95, in the Register's Office for Davidson County, Tennessee.

Said part of Lot No. 13 fronts 103 feet on the westerly side of Williams Ferry Road and runs back 123.8 feet on the northerly line and 148.6 feet on the southerly line to a dead line, measuring 100 feet thereon.

Being the same property conveyed to Janet Sue McCommons by Order from Ruth D. McCommons, Annette D. Moller and Carroll E. Douglas of record in Book 4668, page 164, Register's Office for Davidson County, Tennessee, dated November 3, 1972 and recorded on December 28, 1972. Janet Sue McCommons having since died on April 25, 2015, beqeathing said property to James D. Douglas as evidenced in a Last Will and Testament filed in the Circuit Court of Davidson County, Tennessee, Probate Division, Docket No. 15P867.

NOTE: Said Order misspelled Grantee's name "Jeanette Sue McCommons". The Correct spelling is "Janet Sue McCommons."

THIS HAS NEVER BEEN A PRIMARY OR MARITAL RESIDENCE OF GRANTOR HEREIN.

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 Book 843, Page 95, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2015 Riverwood Drive , Nashville, Tennessee 37216**.

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 17th DAY OF AUGUST, 2015.

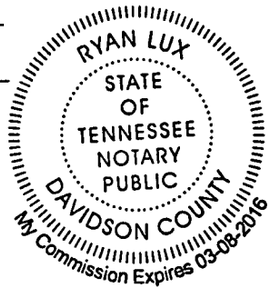
James Douglas

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 17th of August, 2015.

Notary Public
My Commission Expires: _____
(SEAL)



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