BILL GARRETT, Davidson County
Trans:T20150071887 DEEDWARR
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Fees:13.00 Taxes:129.50
20150825-0085744

This Instrument Prepared by & Return to:
Homestead Title & Escrow, LLC
405 Two Mile Pike, Suite F
Goodlettsville, TN 37072

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Angela L. & Jeffrey J. Walton 1316 Vantage Point, Apt 303 Ashland City, TN 37015	SAME	031000-147.00

THIS INDENTURE, made this 21st day of August, 2015 between

Jeremy Lee Tolbert

of Robertson County, Tennessee, hereinafter referred to as **Grantor**, and

Angela L. Walton and husband, Jeffrey J. Walton

of Cheatham County Tennessee, hereinafter referred to as **Grantee**.

WITNESSETH: that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises situated in Davidson County, Tennessee, to wit:

Being a parcel of land in the 1st Civil District of Davidson County, Tennessee, and located on the west margin of Ingram Road, and east of Lickton Pike, and being more particularly described as follows:

Beginning at a point, an iron pin along the west margin of Ingram Road, said point being the southernmost corner of the property herein described and said point being the southeast corner of Davidson County Tax Map 31, parcel 74 of Jeff Blackwell as evidenced in Deed Book 4013, page 482, as evidenced in the Register's Office for Davidson County, Tennessee, thence with the line common to the property herein described and to Blackwell North 35° 57' 23" West a distance of 490.00 feet to an iron pin, said iron pin being in the west line of the property herein described, thence continuing along the same common line with Blackwell North 35° 53' 12" West 163.25 feet to an iron pin, said iron pin being the northeast corner of said parcel 74, and said iron pin being the southeast corner of Map 31, parcel 122 belonging also to Jeff Blackwell as evidenced in Deed Book 8654, page 124, said iron pin being along the west line of the property herein described, thence continuing with the east line of parcel 122 and with the west line of the property herein described, North 38° 15' 37" West a distance of 634.80 feet to an iron pin, said pin being the northwest corner of the property herein described, and said iron pin being the northeast corner of parcel 122, and said iron pin being on the line of Davidson County Tax Map 23, parcel 94 as evidenced in Deed Book 8469, page 118, Register's Office for Davidson County, Tennessee, thence with the south line of said parcel 94 and along the north line of the property herein described, South 83° 28' 37" East a distance of 396.77 feet to an iron pin, said pin being the northeast corner of the property herein described and said pin being the northwest corner of the remainder of Albert Tolbert, thence; severing the property of Albert Tolbert and along the line common to the property herein described and to Albert Tolbert South 22° 37' 21" East a distance 533.10 feet to an iron pin, said iron pin being in the north line of the old Davidson County Tax Map 31, parcel 73 of Albert Tolbert, thence: severing the old parcel 73 of Albert Tolbert and along the east line of the property herein described, South 35° 57' 23" East a distance of 487.19 feet to an iron pin in the west margin of Ingram Road, said pin being the southeast corner of the property herein described and said pin being the northwest corner of the remainder of the old parcel 73 of Albert Tolbert, thence leaving the Tolbert line, following the west margin of Ingram Road South 48° 37' 58" West a distance of 145.00 feet to an iron pin, the beginning, containing 5.014 acres, more or less, according to a survey by Jesse E. Walker, RLS, PE.

Being the same property conveyed to Jeremy Lee Tolbert by Quitclaim Deed dated 1/18/20 from Albert Tolbert, Jr. and wife, Barbara Ellen Tolbert of record in Instrument No. 200001190006282, Register's Office for Davidson County, Tennessee.

This is ( ) improved (X) unimproved property known as: 0 Ingram Road, Whites Creek, TN 37189.

THIS CONVEYANCE is made subject to restrictive covenants, easements, and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate, title, and interest thereunto belonging unto the said Grantee, his/her heirs and assigns forever.

And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except the 2015 real property taxes which are to be prorated between the parties and which Grantee assumes and agrees to pay, and that Grantor will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said Grantor hereunder sets his hand and seal the day and year first above written.

Jeremy Lee Tolbert

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Jeremy Lee Tolbert, 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 at office in Goodlettsville, Tennessee on this the 31st day of August, 2015.

Karen B. Heavener
Notary Public

My Commission Expires: 11/3/15

KAREN B. HEAVENER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $35,000.00.

Affiant

Sworn to and subscribed before me, this 31st day of August, 2015.

Karen B. Heavener
Notary Public

My Commission Expires: 11/3/15

KAREN B. HEAVENER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY