BILL GARRETT, Davidson County
Trans:T20150072811 DEEDWARR
Recvd: 08/27/15 10:38 2 pgs
Fees:13.00 Taxes:851.00
20150827-0086817

State of Tennessee)
County of Sumner)

The actual consideration or value, whichever is greater, for this transfer is $230,000.00.

Affiant

TAMMY MORRIS NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

Subscribed and sworn to before me, this 24th day of August, 2015.

Notary Public

My Commission Expires: 3-20-18

WARRANTY DEED

This Instrument Prepared By: Highland Title, LLC, 700 Johnny Cash Parkway, Hendersonville, TN 37075

Name and Address and New Owner:	Send Tax Bills To:	Map/Parcel Number:
Benjamin G. Young and Tara L. Watson 221 McMahan Road Goodlettsville, TN 37072	~~New Owner~~ Quicken Loans 1050 Woodward Ave Detroit MI 48226	01700024900 01700024800

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Lucy R. Walker**, an unmarried woman, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Benjamin G. Young and Tara L. Watson, husband and wife,** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows to-wit:

TRACT 1:

LAND in Davidson County, Tennessee, being Lot No. 10 on the Resubdivision of Lot 10 & 11, Glaser Property, Section 2, as of record in Book 6200, Page 835, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Johnny H. Walker and wife, Lucy Walker by Warranty Deed from Paul Stephans and wife, Shelia Gay Holt Stephans, dated 03/21/89 and recorded 03/24/89 in Book 7800, Page 766, in the Register's Office for Davidson County, Tennessee. Johnny H. Walker having since died October 22, 2006. Lucy Walker and Lucy R. Walker are one in the same person.

TRACT II:

LAND in Davidson County, Tennessee, being Lot No. 11 on the Resubdivision of Lot 10 & 11, Glaser Property, Section 2, as of record in Book 6200, Page 835, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Lucy R. Walker by Quitclaim Deed from Aaron Walker and wife, Robin Marie Walker, dated June 24, 2015, recorded June 30, 2015 in Instrument No. 20150630-0062620, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Aaron Walker and wife, Robin Marie Walker, by Warranty Deed from Johnny H. Walker and wife, Lucy R. Walker, dated October 6, 2006, recorded March 1, 2007 in Instrument No. 20070301-0025075, Register's Office for Davidson County, Tennessee. Also see Instrument of Correction of record in Instrument No. 20150630-0062619, Register's Office for Davidson County, Tennessee.

G15-2554

This property is subject to:

Any and all plats, easements, restrictions, and other matters of record.

Property taxes for the year 2015; a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantors paying the prorate share thereof to Grantees who will be responsible for payment of said taxes.

Subject to conditions, easements, restrictions, and/or building set-back lines that appear on the plat of record in Book 6200, Page 835, Register's Office for Davidson County, Tennessee.

Private Road Agreement of record in Book 6056, Page 969, Register's Office for Davidson County, Tennessee.

Permit of record in Book 6470, Page 981, Register's Office for Davidson County, Tennessee.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as: 221 McMahan Road and 227 McMahan Road, Goodlettsville, TN 37072

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. Grantors covenant with said Grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and encumbrances of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Witness my/our hand(s) this the 24th day of August, 2015.

Lucy R. Walker

Lucy R. Walker

State of Tennessee)
County of Sumner)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State the within named Lucy R. Walker , 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 24th day of August, 2015.

Commission Expires: 10/24/2017

Edie Sutherland

Notary Public: Edie Sutherland

