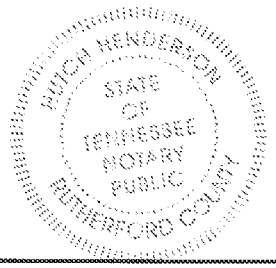
Davidson County	DEEDWARR
Recvd: 09/11/15 11:48	3 pgs
Fees:18.00 Taxes:612.35	

20150911-0092460

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $165,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of September, 2015.

Notary Public

MY COMMISSION EXPIRES: 4/7/16

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Roosevelt Walker Jr	F & M Bank	043 14 0 113.00
(NAME)	(NAME)	
241 Lanier Drive	10 Cadillac Dr. Ste 100	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, **R&R Renovations, Inc.**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Roosevelt Walker Jr and Kristen Walker**, hereinafter called the GRANTEE(S), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Being a tract of land located in the 9th Civil District of Davidson County, Tennessee, and being more particularly described as follows:

Beginning at an iron pin at the base of a concrete wall, in the eastern right-of-way Lanier Drive, being the southwest corner of a tract owned by Benjamin Rodriguez as of record in deed book 105161 page 579 R.O.D.C., TN., and being the northwest corner of this tract, THENCE: S 82 deg 22 min 40 sec E, 212.89' to an iron pin(O). THENCE: S 06 deg 42 min 00 sec W, 142.00' to an iron pin at the end of a concrete wall, being the northeast corner of a tract owned by Eric Lillard as of record in instrument book 200301060001567 R.O.D.C., TN., THENCE: N 70 deg 06 min 00 sec W, 231.36' to an iron pin (O), in the eastern right-of-way of Lanier Drive, THENCE: with said right-of-way, N 14 deg 12 min 50 sec E, 99.99' to the point of beginning containing 0.6191 square feet as per a survey by C&K Surveyors LLC, dated 8/28/2015.

Being the same property conveyed to R & R Renovations, Inc. by Deed from Daryl Spicer March 27, 2015 and filed in Instrument Number 20150330-0026998, Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 241 Lanier Drive, Madison, TN 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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/or 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/or 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 hand this 9th day of September, 2015.

R&R RENOVATIONS, INC.

Rochelle Reding
President

State of TENNESSEE
County of Wilson

Before me the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Rochelle Reding with whom I am personally acquainted and who upon her oath acknowledged herself to be the President of R & R Renovations, Inc. the within named bargainer, a corporation, and that, Rochele Reding as such President, being authorized to do executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by Rochele Reding as such President.

Witness my hand and Official seal this 9th day of September, 2015.

Notary Public
My Commission Expires: 8-14-17

MARILYN C. NEWMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

True Copy Certification

I, Hutch Henderson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Sumner

Personally appeared before me, Rachelle Caudill, a notary public for this county and state, Hutch Henderson who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 10/23/18

{Notary' Seal}

