BILL GARRETT, Davidson County
Trans:T20150079302 DEEDWARR
Recvd: 09/17/15 15:14 2 pgs
Fees:13.00 Taxes:719.65
20150917-0094647

This instrument prepared by & return to: Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 402
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 9th day of September, 2015, by and between Damion E Waller, Unmarried, party of the first part, and Rebecca S Wahlstrom and Walter R Lloyd, party of the second part.

WITNESS: That for and in consideration of One Hundred Ninety Four Thousand Five Hundred and no/100 Dollars ($194,500.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being the west 50 feet of Lot No. 80 on the Map of Kenmore Place, as of record in Book 332, Page 32, Register's Office for Davidson County, Tennessee.

Said part of said lot fronts 50 feet on the south side of Kenmore Place, formerly Warner Avenue, and extends back between parallel lines, 250 feet to a dead line.

Being all or part of the same property conveyed to Damion E. Waller by virtue of that certain Warranty Deed dated November 29, 2004, at Instrument No. 20050110-0003480 in the Register's Office of Davidson County, Tennessee.

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), his heirs and assigns forever; and I do covenant with the said GRANTEE(S) that I are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except for year 2015 Davidson County real property taxes, being a lien not yet due and payable; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his heirs and assigns, against the lawful claims of all persons whomsoever.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Damion E. Waller

Damion E Waller

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Damion E Waller, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 9th day of September, 2015.

Ashlee D Page
Notary Public

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 9-10-18

Property Owner & Address: Rebecca S Wahlstrom and Walter R Lloyd
1216 KENMORE PLACE
NASHVILLE, TN 37216

Tax Parcel No 07206033901

Property Address: 1216 Kenmore Pl
Nashville, TN 37216

MAIL TAX
BILLS TO: NEW OWNER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $194,500.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Carla K. W. Dodd
AFFIANT

SUBSCRIBED AND SWORN TO before me this 9th day of September, 2015.

Notary Public

My Commission Expires:

ANNE MARIE CHANDLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires August 23, 2016