BILL GARRETT, Davidson County
Trans:T20150079524 DEEDWARR
Recvd: 09/18/15 10:50 3 pgs
Fees:18.00 Taxes:518.00
20150918-0094945

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $140,000.00

Affiant

Subscribed and sworn to before me, this 15TH DAY OF SEPTEMBER, 2015.

Notary Public

MY COMMISSION EXPIRES: 11-3-15

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeffrey Walton and Angela Walton, husband and wife	Volunteer Mortgage Inc	03100007300
	(NAME)	
158 Cheyenne Tr.	One Vantage Way, Ste. E240	
(ADDRESS)	(ADDRESS)	
Ashland City, TN 37015	Nashville, TN 37228	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Mark A. Tolbert and Linda S. Tolbert, Trustees of the Mark A. Tolbert and Linda S. Tolbert Revocable Inter-vivos Trust u/a/d November 22, 2005, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Jeffrey Walton and Angela Walton, husband and wife, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, 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 SOUTH WESTERN CORNER OF THE PROPERTY HEREIN DESCRIBED AND SAID POINT BEING THE SOUTHEAST CORNER OF DAVIDSON COUNTY TAX MAP 31, PARCEL 147 OF JEREMY TOLBERT AS EVIDENCED IN INSTRUMENT NUMBER 20000119/6282 AS EVIDENCED IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, THENCE :

1.WITH THE LINE COMMON TO THE PROPERTY HEREIN DESCRIBED AND TO JEREMY TOLBERT (MAP 31 PARCEL 147), NORTH 35 DEGREES 57 MINUTES 23 SECONDS WEST A DISTANCE 487.19 FEET TO AN IRON PIN, SAID IRON PIN BEING IN THE WEST LINE OF THE PROPERTY HEREIN DESCRIBED, THENCE:

2.CONTINUING WITH THE SAME COMMON LINE TO JEREMY TOLBERT (MAP 31 PARCEL 147), NORTH 22 DEGREES 37 MINUTES 21 SECONDS WEST 533.10 FEET TO AN IRON PIN, SAID IRON PIN BEING THE NORTHWEST CORNER OF THE PROPERTY HEREIN DESCRIBED AND SAID IRON PIN ALSO BEING THE NORTHEAST CORNER OF JEREMY TOLBERT (MAP 31 PARCEL 147) AND SAID IRON PIN BEING THE SOUTH LINE OF EANES (MAP 23 PARCEL 95) AS EVIDENCED IN DEED BOOK 8469, PAGE 118, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, THENC
3.LEAVING THE LINE IN COMMON WITH JEREMY TOLBERT (MAP 31 PARCEL 147), WITH THE SOUTH LINE OF EANES (MAP 23 PARCEL 95) AND ALONG THE NORTH LINE OF THE PROPERTY HEREIN DESCRIBED, SOUTH 83 DEGREES 28 MINUTES 37 SECONDS EAST A DISTANCE OF 490.00, THENCE.

4. CONTINUING WITH THE LINE COMMON TO EANES (MAP 23 PARCEL 95) SOUTH 81 DEGREES 49 MINUTES 08 SECONDS EAST A DISTANCE OF 38.15 FEET TO AN IRON PIN, FEET, SAID IRON PIN BEING THE NORTHEAST CORNER OF THE PROPERTY HEREIN DESCRIBED, SAID IRON PIN ALSO BEING THE NORTHWEST CORNER OF ROBERT TOLBERT (MAP 31 PARCEL 154) AS EVIDENCED IN INSTRUMENT NUMBER 20041202/143529 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, THENCE:
5.LEAVING THE LINE IN COMMON WITH EANES (MAP 23 PARCEL 95), WITH THE LINE COMMON WITH ROBERT TOLBERT (MAP 31 PARCEL 154), SOUTH 17 DEGREES 15 MINUTES 25 SECONDS WEST A DISTANCE OF 160.66 FEET TO AN IRON PIN, SAID IRON PIN BEING IN THE EAST LINE OF THE PROPERTY HEREIN DESCRIBED AND SAID IRON PIN BEING IN THE WEST

WARRANTY DEED
(Continued)

LINE OF ROBERT TOLBERT (MAP 31 PARCEL 154), SAID IRON PIN ALSO BEING IN THE NORTH LINE OF ROBERT TOLBERT (MAP 31 PARCEL 72) AS EVIDENCED IN INSTRUMENT NUMBER 20041115/136599 REGISTER' S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, THENCE:

6.LEAVING THE WEST LINE OF TOLBERT (MAP 31 PARCEL 154) LINE, WITH THE LINE WITH TOLBERT (MAP 31 PARCEL 72) NORTH 46 DEGREES 02 MINUTES 40 SECONDS WEST A DISTANCE OF 36.00 FEET TO AN IRON PIN SAID IRON PIN BEING AN INTERIOR CORNER IN THE EAST LINE OF THE PROPERTY HEREIN DESCRIBED AND SAID IRON PIN BEING THE NORTHEAST CORNER OF ROBERT TOLBERT (MAP 31 PARCEL 72), THENCE:
7.CONTINUING WITH THE LINE WITH TOLBERT (MAP 31 PARCEL 72), SOUTH 24 DEGREES 48 MINUTES 59 SECONDS WEST A
"DISTANCE OF 299.44 FEET TO AN IRON PIN, SAID IRON PIN BEING AN INTERIOR CORNER IN THE EAST LINE OF THE PROPERTY HEREIN DESCRIBED AND SAID IRON PIN BEING THE NORTHWEST CORNER OF ROBERT TOLBERT (MAP 31 PARCEL 72), THENCE:

8.CONTINUING WITH THE LINE COMMON WITH ROBERT TOLBERT (MAP 31 PARCEL 72), SOUTH 45 DEGREES 58 MINUTES 25 SECONDS EAST A DISTANCE OF 283.99 FEET TO AN IRON PIN, SAID IRON PIN BEING IN THE EAST LINE OF THE PROPERTY HEREIN DESCRIBED AND SAID IRON PIN BEING IN THE WEST LINE OF ROBERT TOLBERT (MAP 31 PARCEL 72), THENCE:

9.CONTINUING WITH THE LINE COMMON WITH, ROBERT TOLBERT (MAP 31 PARCEL 72), SOUTH 68 DEGREES 12 MINUTES 24 SECONDS EAST A DISTANCE OF 149.78 FEET TO AN IRON PIN, SAID IRON PIN BEING THE SOUTHEAST CORNER OF THE PROPERTY HEREIN DESCRIBED AND SAID IRON PIN BEING IN THE WEST LINE OF ROBERT TOLBERT (MAP 31 PARCEL 72), SAID IRON PIN ALSO BEING THE IN THE WEST LINE OF ROBERT TOLBERT (MAP 31. PARCEL 154), THE

10. LEAVING TOLBERT (MAP 31 PARCEL 72) LINE, WITH THE. LINE WITH TOLBERT (MAP 31 PARCEL 154) SOUTH 36 DEGREES 33 MINUTES 37 SECONDS WEST A DISTANCE OF 57.16 FEET TO AN IRON PIN IN THE NORTH MARGIN OF INGRAM ROAD, SAID IRON PIN BEING IN THE SOUTH LINE OF THE PROPERTY HEREIN DESCRIBED AND SAID IRON PIN BEING THE SOUTHWEST CORNER OF ROBERT TOLBERT (MAP 31 PARCEL 154), THENCE:

11. LEAVING TOLBERT (MAP 31 PARCEL 154) LINE, WITH THE NORTH MARGIN OF INGRAM ROAD SOUTH 48 DEGREES 37 MINUTES 58 SECONDS WEST A DISTANCE OF 191.06 FEET TO AN IRON PIN, THE BEGINNING, CONTAINING 5.003 ACRES MORE OR LESS, ACCORDING TO A SURVEY BY JESSE E. WALKER DATED DECEMBER 18, 1999.

BEING THE SAME PROPERTY CONVEYED TO MARK A. TOLBERT AND LINDA S. TOLBERT, TRUSTEES OF THE MARK A. TOLBERT AND LINDA S. TOLBERT REVOCABLE INTER-VIVOS TRUST U/A/D NOVEMBER 22, 2005 BY DEED FROM MARK A. TOLBERT, IN HIS CAPACITY AS TRUSTEE OF THE ALBERT TOLBERT, JR., REVOCABLE INTER-VIVOS TRUST U/A/D DATED DECEMBER 6, 2005, DATED 02/23/11, OF RECORD BY INSTRUMENT NO. 20110223-0014921, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2015 AND SUBSEQUENT YEARS.

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

unimproved ( )
This is improved (X) property, known as 2306 Ingram Road, Whites Creek, TN 37189
(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 15th day of September, 2015.

WARRANTY DEED
(Continued)

Mark A Tolbert Trustee
Mark A. Tolbert, Trustee

Linda S. Tolbert Trustee
Linda S.Tolbert, Trustee

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mark A. Tolbert and Linda S. Tolbert, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged themselves as Mark A. Tolbert and Linda S. Tolbert, Trustees of the Mark A. Tolbert and Linda S. Tolbert Revocable Inter-vivos Trust u/a/d November 22, 2005, and in their capacity as such Trustees, acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, at office, on this the 15th day of September, 2015.

Mary Birthright
Notary Public

My Commission Expires: 11-3-15

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072