BILL GARRETT, Davidson County
Trans:T20150090846 DEEDWARR
Recvd: 10/26/15 11:10 2 pgs
Fees:13.00 Taxes:407.00
20151026-0108489

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way
Suite 202
Brentwood, Tennessee 37027
File No.: TN156615

WARRANTY DEED

JAMIE R STEELMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $110,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of October, 2015.

NOTARY PUBLIC

My commission expires: 11/18/18

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Betty Walker 3115 Meadowside Lane Nashville, TN 37207	Betty Walker 3115 Meadowside Lane Nashville, TN 37207	060 02 0 101.00

FOR AND IN CONSIDERATION of the sum of One Hundred Ten Thousand and 00/100 Dollars ($110,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **JENNIE E. BENDER, AN UNMARRIED WOMAN**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **BETTY WALKER**, hereinafter called the Grantee(s), her heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, Being Lot Number 71, on the Plan of Parkwood Estates, Section 1, of record in Book 2900, Page 120, in the Register's Office of Davidson County, Tennessee, to which plan reference is made for a more particular description thereof.

BEING the same property conveyed to James E. Bender and Jennie E. Bender, husband and wife, by Deed dated September 28, 1977 and recorded October 3, 1977, of record in Book 5204, Page 615, in the Register's Office of Davidson County, Tennessee; and

THEREAFTER being the same property conveyed to Jennie E. Bender by QuitClaim Deed dated October 24, 1980 and recorded October 24, 1980, of record in Book 5669, Page 225, in the Register's Office of Davidson County, Tennessee.

The address of the herein described property is believed to be 3115 Meadowside Lane, Nashville, TN 37207, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

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

The undersigned covenant with the said Grantee(s) that she is lawfully seized and possessed of said real estate; that she have a good right to convey the same; and that it is unencumbered except by lien of the 2015 property taxes, which taxes are being prorated between the parties, and are being paid at closing.

The undersigned further covenants and binds herself, her heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), her heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 19th day of October, 2015.

JENNIE E. BENDER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Jennie E. Bender, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 19th day of October, 2015.

JAMIE R STEELMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Notary Public

Jamie R Steelman
Printed Notary Name

My commission expires: 11/18/18