(3)

THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
5107 Maryland Way, Ste. 115
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20150091798 DEEDWARR
Recvd: 10/28/15 11:01 2 pgs
Fees:13.00 Taxes:995.30
20151028-0109623

DEBORAH L. BAXTER STATE OF TENNESSEE NOTARY PUBLIC SUMNER CO.

STATE OF TENNESSEE
COUNTY OF _____

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $269,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF October 2015

Notary Public

MY COMMISSION EXPIRES: 7-24-2019

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Paul K. Walters	Primary Residential Mortgage, Inc.	
7750 Sawyer Brown Road	1480 No. 2200 West	12800010200
Nashville, TN 37221	Salt Lake City, UT 84116	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Joy F. Jean**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Paul K. Walters and Amy Dropp Walters, husband and wife**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Clunan Heights of record in Plat Book 4300, Page 17, in the Register's Office for Davidson County, Tennessee.

Being a portion of the W. F. Clunan Property recorded in Book 966, Page 580 Register's Office for Davidson County, Tennessee. Beginning at an iron pin in the easterly right-of-way of Sawyer Brown Road. Said pin being a common point in said right-of-way between Lots Nos. 1 and 2 of said Clunan Heights Subdivision; thence northerly along a curve in said right-of-way having a radius of 1,457.26 feet a distance of 160.82 feet to a concrete monument, the northwest corner of W. F. Clunan according to a survey by James L. Murphy, Jr. and Company, dated February 7, 1969; thence with a north boundary of said property south 81 deg. 01' 20" east 216.05 feet to a concrete monument; thence 87 deg. 30'00" E 106.82 feet to a concrete monument; thence south 6 deg. 11' 50" west 136.11 feet to an iron pin; thence with the common line between Lots Nos. 1 and 2 south 87 deg. 32'16" west 303.74 feet to the point of beginning.

Being the same property conveyed to June J. McMurtry by quitclaim deed from Everette T. McMurtry of record in Book 11613, page 111, Register's Office for Davidson County, Tennessee, dated 07/29/1999 and recorded on 08/10/1999. The said June J. McMurtry died on December 30, 2014, and her Will was admitted to Probate on May 6, 2015, with the Docket Number 15P664, Probate Court, Davidson County, Tennessee. Pursuant to said Will, Joy F. Jean is the sole vested owner of the real property conveyed herein.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **7750 Sawyer Brown Road, Nashville, TN 37221.**

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 _____ hand( ) this the 26th day of October, 2015.

Joy F. Jean by Lori Cameron, Attorney-in-Fact

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 **Lori Cameron** 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 on behalf of **Joy F. Jean**, as her Attorney in Fact, as the free act and deed of the within named **Joy F. Jean**.

Witness my hand and official seal this the 26th day of October, 2015.

My Commission expires 10/18/16

Notary Public

SAMUEL F. ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

PLEASE RETURN TO:
WARRANTY TITLE INS CO.
165 INDIAN LAKE BLVD STE 106
HENDERSONVILLE, TN 37075