WARRANTY DEED

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $130,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF October, 2015.

Notary Public

MY COMMISSION EXPIRES: May 08, 2017

(AFFIX SEAL)

I. DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Boulevard, Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
P & P Development LLC	P & P Development LLC	09106024100
(NAME)	(NAME)	
P.O. Box 159342	P.O. Box 159342	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Vickie F. Walker,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **P & P Development LLC,** 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 Nos. 1502 and 1504, of Block No. 23, on Plan No. 2 of West Nashville, of record in Plat Nook 57, Pages 172 and 173, said Register's Office, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Vickie F. Walker and William P. Walker, Sr., both married by deed dated October 31, 1995 from Pamela J. Hargrove and husband, Bobby D. Hargrove. The said William P. Walker, Sr., died on October 23, 1998, survived by his wife, Zella M. Walker who thereafter died on August 2, 2009, and each were survived by their sons, Porter Walker, Cameron Walker, Charles Walker and Will Alan Walker, husband of Vickie F. Walker.

Being the same property further conveyed to Vickie F. Walker, unmarried by deed dated September 2, 2015 from Porter Walker, Cameron Walker, Charles Walker and Will Alan Walker of record in Instrument No. 20151030-0110393, Register's Office for Davidson County, Tennessee. See Affidavit of Heirship of record in Instrument No. 20120614-0052035, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 5601 Louisiana Avenue, Nashville, TN 37209
(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.

BILL GARRETT, Davidson County
Trans:T20150092407 DEEDWARR
Recvd: 10/30/15 08:54 2 pgs
Fees:13.00 Taxes:703.00
20151030-0110394

Witness my/our hands this 28th day of October, 2015.

Vickie F. Walker

State of Tennessee
County of Davidson

Personally appeared before me Vickie F. Walker, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 28th day of October, 2015.

Notary Public I. Dyke Tatum
My Commission Expires: May 08, 2017

File No.: 15-Pand-P5601

I. DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN