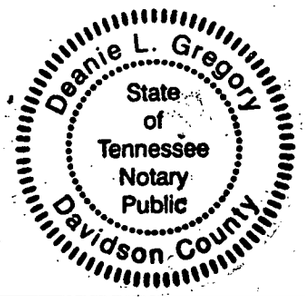
10255
box13

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $179,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of December, 2015.

Notary Public

MY COMMISSION EXPIRES: 1-9-18

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

DEANIE L. GREGORY
ATTORNEY-AT-LAW
GREATER NASHVILLE TITLE AND CLOSING COMPANY
200 Madison Street
Madison, TN 37115

BILL GARRETT, Davidson County
Trans:T20150107892 DEEDWARR
Recvd: 12/22/15 09:47 2 pgs
Fees:13.00 Taxes:662.30
20151222-0128414

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Vickie Walker	Churchill Mortgage Corporation	053060B b09300co
(NAME)	(NAME)	
516 Riverway Cove Lane	761 Old Hickory Blvd., Suite 400	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, WILLIAM CLARENCE USSERY, unmarried, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO VICKIE WALKER, an unmarried woman, HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land located in Davidson County, Tennessee and described as follows to wit:

Lot Number 142 on the plan of Phase 5-B, Waterford Subdivision of record in Book 7900, Pages 838 and 839, Register's Office for Davidson County, Tennessee, to which plan reference is her made for a more complete and accurate description.

Being the same property conveyed to William Clarence Ussery and Pamela Lynne Ussery married, from the Secretary of Housing and Urban Development by Cash Deed for Tennessee dated November 10, 2008, of record as Instrument Number 20081120-0114450, Register's Office for Davidson County, Tennessee. The said Pamela Lynn Ussery subsequently conveyed all her right, title and interest in and to subject property to William Clarence Ussery by Quit Claim Deed dated May 8, 2012 and recorded as Instrument Number 20120516-0042417, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO NOTES, EASEMENTS, BUILDING SETBACK LINES, AND ALL MATTERS SET FORTH ON THE PLAN OF PHASE 5-B, WATERFORD SUBDIVISION OF RECORD IN BOOK 7900, PAGES 838 & 839, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE AND SUBJECT TO RESTRICTIONS AND BY-LAWS OF RECORD.

unimproved ☐

This is improved ☑ property, known as 516 Riverway Cove Lane, Old Hickory, TN 37138

(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 GRANTEE, her heirs and assigns forever; and I do covenant with the said GRANTEE that I am 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 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, her 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 hand this 18th day of December, 2015.

William Clarence Ussery

STATE OF TENNESSEE

COUNTY OF Davidson

On this 18th day of December, 2015, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **William Clarence Ussery**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
January 09, 2018

Notary Public,

Return To:

Greater Nashville Title and Closing Company
200 Madison Street
Madison, TN 37115

