WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160000814 DEEDWARR
Recvd: 01/05/16 13:14 2 pgs
Fees:13.00 Taxes:943.30
20160105-0000879

MONTGOMERY COUNTY
NOTARY PUBLIC
STATE OF TENNESSEE
ELIZABETH M. PRESTON

State of Tennessee
County of Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $294,943.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of December, 2015

Notary Public

MY COMMISSION EXPIRES: 10/14/19
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3325 Aspen Grove Drive, Suite 104, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Wesley James Walker Mayme Rose Gretsch	New Owner	0202000600
(NAME)	(NAME)	
811 Sylvania Dr.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(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, We, **The Donald L. Rebman and/or Martha J. Rebman Revocable Living Trust, through Donald L. Rebman and Martha J. Rebman, Trustees,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Wesley James Walker and Mayme Rose Gretsch, 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:

Being Lot No. 40 on the Plan of Ozark Hills, as of record in Book 3700, Page 20, as corrected in Book 3959, Page 626, Register's Office for said County.

Said Lot No. 40 fronts 120 feet on the northwesterly side of Sylvania Drive, and extends back 326.80 feet on the northeasterly line and 233 feet on the southwesterly line, to a line in the rear on which it measures 219.40 feet.

Being the same property conveyed to The Donald L. Rebman and/or Martha J. Rebman Revocable Living Trust, through Donald L. Rebman and Martha J. Rebman, Trustees by deed from Donald L. Rebman and Martha J. Rebman of record in Instrument No. 20031230-0184159, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 811 Sylvania Dr., Nashville, TN 37207
(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 hands this 31st day of December, 2016.

Donald L. Rebman, Trustee

Martha J. Rebman, Trustee

State of ~~Tennessee~~ Alabama
County of ~~Williamson~~ Talladega

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Donald L. Rebman and Martha J. Rebman, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged such persons to be the trustees of the Donald L. Rebman and/or Martha J. Rebman Revocable Living Trust, the within named bargainor, and that such Trustee executed the foregoing instrument for the purpose therein contained, as Trustees.

Notary Public
My Commission Expires: ~~MY COMMISSION EXPIRES~~ MARCH 4,2017

File No.: 10298

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