BILL GARRETT, Davidson County
Trans: T20160022744 DEEDWARR
Recvd: 03/21/16 10:43 3 pgs
Fees: 18.00 Taxes: 185.00
20160321-0026396

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $50,000.00

Affiant

Subscribed and sworn to before me, this 17TH DAY OF MARCH, 2016.

Notary Public

MY COMMISSION EXPIRES: 08-20-19

(AFFIX SEAL)

MARY BIRTHRIGHT
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brandon Walker and Lisa North, joint tenants with right of survivorship	Brandon Walker and Lisa North (NAME)	01500010200
118 Maupin Circle (ADDRESS)	118 Maupin Circle (ADDRESS)	
Shelbyville, TN 37160 (CITY) (STATE) (ZIP)	Shelbyville, TN 37160 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Mildred Dianne Lord Burnett, Patricia Adair Lord Strait, William David Lord and Clyde Darrell Lord, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Brandon Walker and Lisa North, joint tenants with right of survivorship, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING PART OF LOT NO. 4 IN SUBDIVISION OF WEAVER HARRIS LANDS IN THE 14TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, OF RECORD IN PLAT BOOK 2, PAGE 183 OF THE CHANCERY AT NASHVILLE.

SAID PART OF LOT BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT NO. 4 FOLLOWING THE LINE OF LOT NO. 4 AND THE GOODLETTSVILLE PIKE, SOUTH 60 1/2 DEGREES W. 178.2 ' TO A POINT, THENCE S. 22 DEGREES W. 340' TO A POINT; THENCE S. 65 DEGREES EAST, 281 5" TO A POINT; THENCE N. 3 DEGREES E. 523' TO THE POINT OF BEGINNING. SAME BEING THE NORTH 2 ACRES, MORE OR LESS, OF LOT NO. 4, AS DESCRIBED IN PLAN BOOK 2, PAGE 183 OF THE CHANCERY COURT AS NASHVILLE.

BEING THE SAME PROPERTY CONVEYED TO WILLIAM LORD AND WIFE, MILDRED LORD BY DEED FROM P.C. BAXTER AND WIFE, SADIE BAXTER OF RECORD IN BOOK 1718-630, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. WILLIAM LORD HAVING PREDECEASED MILDRED LORD. MILDRED LORD A/K/A MILDRED FRANCIS MIDGETT LORD HAVING DIED AND ARTICLE III OF THE LAST WILL AND TESTAMENT OF MILDRED FRANCES MIDGETT LORD, DECEASED, OF RECORD IN PROBATE FILE 15P1748, PROBATE CLERK'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND COPY OF WILL RECORDED IN INSTRUMENT NO. 20151104-0112479, REGISTERS'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DEVISED PROPERTY TO MILDRED DIANNE LORD BURNETT, PATRICIA ADAIR LORD STRAIT, WILLIAM DAVID LORD AND CLYDE DARRELL LORD.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2016 AND SUBSEQUENT YEARS.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 2821 Union Hill Road, Joelton, TN 37080
(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

WARRANTY DEED
(Continued)

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 hand(s) this 17th day of March, 2016.

Mildred Dianne Lord Burnett

Mildred Dianne Lord Burnett

Patricia Adair Lord Burnett

William David Lord

Clyde Darrell Lord

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Mildred Dianne Lord Burnett, ~~Patricia Adair Lord Burnett, William David Lord and Clyde Darrell Lord~~, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 17th day of March, 2016.

Notary Public

My Commission Expires: 7/2/2018

DANIEL L. WISCHHOF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

(SEAL)

RETURN TO:
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

WARRANTY DEED
(Continued)

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 hand(s) this 17th day of March, 2016.

Mildred Dianne Lord Burnett

Patricia Adair Lord Strait

Patricia Adair Lord Strait

William David Lord

William David Lord

Clyde Darrell Lord

Clyde Darrell Lord

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ~~Mildred Dianne Lord Burnett~~, Patricia Adair Lord Strait, William David Lord and Clyde Darrell Lord, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 17th day of March, 2016.

Mary Birthright

Notary Public

My Commission Expires: 08-20-19

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

(SEAL)

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