Return To: 16-0067
Four Star Title, LLC
2506 N. Mt. Juliet Road
Mt. Juliet, TN 37122

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160027462 DEEDWARR
Recvd: 04/05/16 10:47 2 pgs
Fees: 13.00 Taxes: 906.50
20160405-0032399

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 245,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of March, 2016

Notary Public:

MY COMMISSION EXPIRES: (AFFIX SEAL) 2/6/18

KIRK HUNNICUTT NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Timothy A. Yager	Origin Bank	Parcel ID:
721 Stanvid Drive	1800 Hudson Lane Ste2A	06102010500
Nashville, TN 37216	Monroe LA 71201	

FOR AND IN 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

Ronald L. Walker, Devisee of the Estate of Barbara Ann Walker

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Timothy A. Yager and Alyssa R. Udovitsch, 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. 167 on the Plan of Gra-Mar Acres, Section Six, of record in Book 2331, Page 43, Register's Office for Davidson County, Tennessee.

Said Lot No. 167 fronts 90.0 feet on the northerly margin of Stanvid Drive and extends back 190.0 feet on the easterly line and 260.6 feet on the westerly line to a dead line in the rear, measuring 112.0 feet thereon.

Being the same property conveyed to Barbara Ann Walker by Quitclaim Deed from Ronald Lee Walker, of record in Book 9000, Page 258, dated June 21, 1993, Register's Office for said County. The said Barbara Ann Walker died testate on May 5, 2015, and the Will was admitted to Probate as Probate No. 15P-1209 of record in Probate Court of Davidson County, Tennessee. The Grantor herein executes this instrument as Devisee Under the Will of Barbara Ann Walker.

This conveyance is made subject to: (1) 2016 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Book 2331, Page 43, said Register's Office.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 26-2-307 or other similar statute.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 721 Stanvid Drive, Nashville, TN 37216

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 hand this 25th day of March, 2016.

Estate of Barbara Ann Walker

By: Ronald L. Walker, Devisee

Estate of Barbara Ann Walker
By:

Ronald L. Walker, Executor

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 Ronald L. Walker, Executor and Devisee for the Estate of Barbara Ann Walker with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she is the Executor and Devisee of the Estate of Barbara Ann Walker and as such Executor and Devisee he/she is authorized to execute this instrument on behalf of the Estate.

Witness my hand and official seal at Nashville, Tennessee, this 25th day of March, 2016.

My Commission Expires: 8/23/16 _____
Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.