WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160027689 DEEDWARR
Recvd: 04/05/16 14:53 2 pgs
Fees:13.00 Taxes:732.60
20160405-0032694

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $198,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of April, 2016

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

MELODY M. JENKINS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 6, 2018

THIS INSTRUMENT WAS PREPARED BY
Robert L. Scruggs, Attorney
2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Brian M. Foran	Same As New Owner	
(NAME)	(NAME)	
1116 Pin Oak Lane		Parcel 316.00
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(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, **George Walker and Wendy L. Walker, husband and wife,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Brian M. Foran,** 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. 2, on the Plan of H & J Subdivision, of record in Plat Book 4660, page 200, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description..

Being the same property conveyed to George Walker by Warranty Deed from Rodney E. Osborne, unmarried and Konnie P. Osborne, unmarried filed for record on July 11, 2012 in Instrument No. 20120711-0060876, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all conditions, easements; and all other matters of record in the Register's Office for Davidson County, Tennessee, including but not limited to: (a) 2016 real property taxes have been prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Book 4660, page 200, said Register's Office; (c) Restrictive covenants contained in Book 5085, page 746, said Register's Office.

unimproved ☐

This is improved ☑ property, known as 2244 Greenwood Avenue, Nashville, TN 37206
(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 1st day of April, 2016.

George Walker
George Walker

Wendy Walker
Wendy L. Walker

State of Tennessee
County of Davidson

Personally appeared before me George Walker and Wendy L. Walker, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 1st day of April, 2016.

Robert L. Scruggs Jr
Notary Public Robert L. Scruggs

My Commission Expires: _____

File No.: 36449

