Box 29

THIS INSTRUMENT WAS PREPARED BY:
J. Blake Freeman, Attorney
323 Emery Drive
Nashville, TN 37214-3113

Map/Parcel: 09504014400

BILL GARRETT, Davidson County
Trans:T20160030043 DEEDWARRSP
Recvd: 04/13/16 14:05 3 pgs
Fees:18.00 Taxes:259.00
20160413-0035456

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged by the Grantor, **Thomas K. Walling and Janice Darlene Ritsema,** does hereby bargain, sell, transfer and convey unto **Timothy M. Walling**, his heirs and assigns, that certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 54 on the Map of Eva-Mar Heights, as of record in Book 1424, page 149, register's Office for said County.

Said Lot No. 54 fronts 65 feet on the easterly side of Blanchard Place and runs back between lines 193.09 feet on the south line and 209.13 feet on the north line, to a dead line in the rear measuring 67.07 feet thereon.

BEING the same property conveyed to John Thomas Walling and wife, Arlene Walling by deed of record in Book 3878, page 501, said Register's Office. The said John Thomas Walling have predeceased Arlene Walling. Pursuant to the Last Will and Testament of Arlene M. Walling as recorded at Instrument No. 20160219-0016059, said Register's Office, title is now vested in Janice Darlene Bruce, Timothy M. Walling and Thomas K. Walling.

Janice Darlene Bruce, Janice Darlene (Bruce) Ritsema and Janice Darlene Ritsema being one and the same person.

The herein described property is inherited property and not used as a residence by the Grantors herein.

Property address: 207 Blanchard Place, Nashville, TN 37214

TO HAVE AND TO HOLD said tract or parcel of land together with the appurtenances, estate, title and interest thereto belonging unto the said Grantees, Timothy M. Walling, his heirs and assigns, forever.

Said Grantor does hereby covenant with the Grantee, except as above-noted, that, at the time of the delivery of this Deed, the premises were free from all encumbrances made by it, and that it will warrant and defend the same against the lawful claims and demands of all persons claiming, by, through, or under it, but against none other.

Grantor makes no representation or warranties of any kind or character expressed or implied as to the condition of the material and workmanship in the dwelling house located on said property. The Grantees have inspected and examined the property and are purchasing same based on no representation or warranties expressed or implied, made by Grantor, but on their own judgment.

IN WITNESS WHEREOF, the same Grantor has executed this deed the date noted by Notary.

Thomas K. Walling

Janice Darlene Ritsema
Janice Darlene Ritsema

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 THOMAS K. WALLING, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, at office, this the 7th day of April, 2016.

My Commission Expires: _____ Notary Public

STATE OF North Carolina
COUNTY OF Wake

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JANICE DARLENE RITSEMA, the bargainor, with whom I am personaly acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seat at office, this 7th day of April, 2016.

Monal Patel
My Commission Expires: Notary Public

March 17th 2020

MONAL PATEL NOTARY PUBLIC WAKE COUNTY, NC

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NAME NEW OWNER(S)
Timothy M. Walling
226 Bonnavue Drive
Hermitage, TN 37076

SEND TAX BILLS TO:

New Owner

****

STATE OF TENNESSEE DAVIDSON COUNTY ss:

The actual consideration or value, whichever is greater, for this transfer is $70,000.00.

Timothy M. Walley
Affiant

Subscribed and sworn to before me this 12th day of April, 2016.

Ollie Mai Parsley
Notary Public

My Commission Expires:
3/4/18

OLLIE MAI PARSLEY NOTARY PUBLIC STATE OF TENNESSEE MY COMMISSION EXPIRES 3-4-2018