Davidson County DEEDWARR
Recvd: 04/18/16 13:40 3 pgs
Fees:18.00 Taxes:878.75
20160418-0037173

Prepared by:
Realty Title & Escrow Company, Inc.
2000 Richard Jones Road Suite 178
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $237,500.00.

CECILIA M. HENSLEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Affiant

Subscribed and sworn to before me, this 14th day of April, 2016.

Notary Public
My commission expires: 4/19/19

03-1603-38519

Address of New Owner:	Send Tax Bills to:	Tax Information:
Brandon D. Marquis	PrimeLending	147-11-0-106.00
425 Northcrest Drive	18111 Preston Road, #900	
Nashville TN 37211	Dallas, TX 75252	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Lillard T. Walker, III Unmarried**, hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to **Brandon D. Marquis, A single man**, hereinafter called the Grantee, his successors 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. 38, on the Plan of Whispering Hills, Section 5, of record in Book 3300, Page 11, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Lillard T. Walker, Jr. and wife, Sue B. Walker by deed from Charles W. Mann and wife, Hettie E. Mann, dated April 17, 1969, recorded April 21, 1969, of record in Book 4327, Page 205, Register's Office for Davidson County, Tennessee. Virginia Sue Walker, a/k/a Sue B. Walker having died on May 12, 1979 leaving Lillard T. Walker, Jr., as the Surviving Tenant By the Entirety. Lillard T, Walker, Jr., is now deceased, having died on January 6, 2005, leaving Lillard T. Walker, III as his sole surviving heir at law. Probate having been administered in the Probate Division for the Seventh Circuit Court for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 425 Northcrest Drive, Nashville, TN 37211.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 14th day of April, 2016.

Lillard T. Walker, III

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Lillard T. Walker, III** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 14th day of April, 2016.

State of Tennessee Notary Public At Large

My Commission expires: 9/26/2018



True Copy Certification

I, KEVIN HEFFELMAN, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

CECILIA M. HENSLEY
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

State of TENNESSEE
County of DAVIDSON

Personally appeared before me, CECILIA M. HENSLEY, a notary public for this county and state, KEVIN HEFFELMAN, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 4/9/2019