RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way
Suite 202
Brentwood, Tennessee 37027
File No.: TN167323

BILL GARRETT, Davidson County
Trans:T20160036120 DEEDWARR
Recvd: 05/02/16 14:07 2 pgs
Fees:13.00 Taxes:505.05
20160502-0042844

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $136,500.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of April, 2016.

NOTARY PUBLIC

My commission expires: 11/18/18

JAMIE R. STEELMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ribkah Walker 2544 Old Matthews Road Nashville, TN 37207	Same address as new owner	060 13 0 212.00

FOR AND IN CONSIDERATION of the sum of One Hundred Thirty Six Thousand Five Hundred and 00/100 Dollars ($136,500.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **MONICA LAWSON, FORMERLY KNOWN AS MONICA DELK**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **RIBKAH WALKER, AN UNMARRIED WOMAN,** hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

BEING Lot No. 5, Old Matthew Road Subdivision recorded in Instrument # 20010913-0099804, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Monica Delk, by Warranty Deed from A.J. Johnson d/b/a and Cardinal Construction Company, dated 5/29/2002, and recorded on 6/3/2002, of record in Instrument # 20020603-0066638, in the Register Deed's Office for Davidson County, Tennessee.

Monica Delk is now married and known as Monica Lawson, certifying Monica Delk and Monica Lawson are one in the same person.

The address of the herein described property is believed to be 2544 Old Matthew Road, Nashville, TN 37207, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2016 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 15th day of April, 2016.

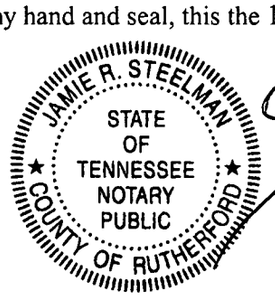
Monica Lawson formerly known as Monica Delk

MONICA LAWSON, FORMERLY KNOWN AS MONICA DELK

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public, Monica Lawson, formerly known as Monica Delk, 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 seal, this the 15th day of April, 2016.



Notary Public

Jamie R Steelman

Printed Notary Name

My commission expires: 11/18/18