BILL GARRETT, Davidson County
Trans:T20160036333 DEEDWARR
Recvd: 05/03/16 08:34 2 pgs
Fees:13.00 Taxes:1202.50
20160503-0043102

WILLIAM G. WALKER, JR. et ux

TO: WARRANTY DEED

CHRISTOPHER ADDISON GAW et ux

THIS WARRANTY DEED OF REALTY, executed as of the 28th day of April, 2016, by Grantor, **WILLIAM G. WALKER, JR. and ALLISON H. WALKER, husband and wife**, to Grantee, **CHRISTOPHER ~~ADDISON~~ Addisson GAW and CHAPPELL SCHOELL GAW*, husband and wife,** *a/k/aChappell Laird Gaw Witnesseth:

That Grantors, for a valuable consideration, receipt whereof is acknowledged, have this day bargained and sold and do hereby transfer and convey unto Grantees, to have and to hold to them, as tenants by the entireties, and to their heirs and assigns forever, in fee simple, certain realty situated in Davidson County, Tennessee, and bounded and described as follows:

Land in Davidson County, Tennessee being Lot No. 2 on the plan of the Re-Subdivision of Lot Nos. 16 & 17 on the Plan of B. W. Hall's addition to Nashville of record in Instrument No. 20041012-0122911, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to William G. Walker, Jr. by Warranty Deed from David Crawford, unmarried man executed January 29, 2010, and filed for record on June 21, 2010, in Instrument No. 20100621-0048278, Register's Office for Davidson County, Tennessee.

That Grantors (1) covenant that they are lawfully seized and possessed of and have a perfect right to convey such realty and that it is unencumbered except for (a) 2016 taxes which are prorated and Grantees assumes; and (b) building setback lines, utility and drainage easements and all other matters as shown by plat of record in Instrument No. 20041012-0122911; (2) will forever warrant and defend the title unto Grantees and to their heirs and assigns against all lawful claims; subject, however, to restrictive covenants if any of record in the Register's Office for Davidson County, Tennessee; and (3) will give possession of said property with deed.

IN WITNESS WHEREOF, Grantors have executed this deed as of the date written first herein.

William G. Walker, Jr.

Grantor

Allison Walker

Grantor

STATE OF TENNESSEE :
:
COUNTY OF ROBERTSON :

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, William G. Walker, Jr. and Allison H. Walker, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and seal at office this the 28th day of April, 2016.

My Commission Expires: Sept 26, 2017

CHRISTINA M. BARTEE STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY

Notary Public

Property Owners Name and Mailing Address:

Christopher Addisson Gaw
Chappell Schoell Gaw a/k/a Chappell Laird Gaw
1014A Jackson Street
Nashville, TN, 37208

Person or Entity Responsible for Payment of Property Taxes:

SAME/OWNER

Property Address:
1014A Jackson Street
Nashville, TN, 37208

Map and Parcel No.
081-16-0-593.00

STATE OF TENNESSEE
DAVIDSON COUNTY
I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $325,000.00 which amount equal to or greater than the amount which the property transferred would command at a fair voluntary sale

Affiant

Subscribed and sworn to before me this the 28th day of April, 2016.

NOTARY PUBLIC
MY COMMISSION EXPIRES:

ROBERTSON COUNTY CHRISTINA M. BARTEE STATE OF TENNESSEE NOTARY PUBLIC

Prepared By:
Christina M. Bartee
BATSON NOLAN, PLC
105 Fifth Avenue West, Suite 201
Springfield, Tennessee 37172
615-382-4420