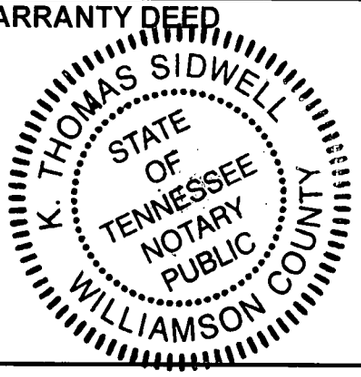
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of May, 2016.

Notary Public

MY COMMISSION EXPIRES: 11/15/17

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 First Avenue South, Ste 200, Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Stanley D. Walker	NEW OWNER	142160G00500CO
(NAME)	(NAME)	
114 Hicks Road		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20160044136 DEEDWARR
Recvd: 05/25/16 14:18 2 pgs
Fees:13.00 Taxes:926.85
20160525-0052704

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, **James R. Mills and Mary Ann Dorris, Co-Trustees of the Family Trust under the Last Will and Testament of Michael Dorris**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Stanley D. Walker**, hereinafter called the GRANTEE(S), 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 Unit No. 5 on the Final Plat of Devon Close Townhomes, created under Title 66, Section 27-101, et seq. as amended Tennessee Code Annotated, and as established by a Master Deed of Record Book 9747, Page 278, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said unit as set forth in said Master Deed. Reference is hereby made to the plat of Devon Close Townhomes, of record in Book 9700, Page 86, and as amended in Book 9700, Page 147, Master Amendment of record in Book 8712, Page 618, Book 7517, Page 283, First Subsequent Amendment to Declaration of record in Book 8796, Page 416, Book 7517, Page 367, Second Subsequent Amendment to Declaration of record in Book 8180, Page 222, Book 8180, Page 230, Third Subsequent Amendment to Declaration of record in Book 8712, Page 620, Fourth Subsequent Amendment to Declaration of record in Book 9150, Page 182, Book 8796, Page 410, Sixth Subsequent Amendment to Declaration of record in Book 9492, Page 594, Seventh Subsequent Amendment to Declaration of record in Book 9492, Page 600, Eighth Amendment to Declaration of record in Book 10692, Page 750, Master Deed Declaration of Condominium and By-Laws for Devon Close Townhomes of record in Book 9747, Page 273, said Register's Office, for a more complete identification of such unit.

Being the same property conveyed to James R. Mills and Mary Ann Dorris, Co-Trustees of the Family Trust under the Last Will & Testament of Michael Dorris by Quitclaim Deed from Mary Ann Dorris, dated 12/26/2014, recorded 01/05/2015, of record in Instrument No. 20150105-0000772, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING:
Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records or listed in Schedule B. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.
Restrictions upon the use of the premises not appearing in the chain of title to the land.
Taxes for 2016 and subsequent years, a lien not yet due and payable.
All matters shown on the plat of record in Plat Book 9700, Page 86 as amended in Plat Book 9700, Page 147, in the Register's Office for Davidson County, Tennessee.
Covenants, conditions, easements and restrictions of record in Book 8712, Page 618, in the Register's Office for Davidson County, Tennessee.
Covenants, conditions, easements and restrictions of record in Book 7517, Page 283, First Subsequent Amendment to Declaration of record in Book 8796, Page 416, Book 7517, Page 367, Second Subsequent Amendment to Declaration of record in Book 8180, Page 222, Book 8180, Page 230, Third Subsequent Amendment to Declaration of record in Book 8712, Page 620, Fourth Subsequent Amendment to Declaration of record in Book 9150, Page 182, Book 8796, Page 410, Sixth Subsequent Amendment to Declaration of record in Book 9492, Page 594, Seventh Subsequent amendment to Declaration of record in Book 9492, Page 600, Eighth Amendment to Declaration of record in Book 10692, Page 750, in the Register's Office for Davidson County, Tennessee.

Master Deed Declaration of Condominium and By-Laws for Devon Close Townhomes of record in Book 9747, Page 278, in the Register's Office for Davidson County, Tennessee.
Agreement for Dedication of a Public Utilities Easement of record in Instrument No. 201106290049687, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 114 Hicks Road, Nashville, TN 37221
(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 GRANTEE(S), assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 19th day of May, 2016.

JAMES R. MILLS AND MARY ANN DORRIS, CO-TRUSTEES OF THE FAMILY TRUST UNDER THE LAST WILL AND TESTAMENT OF MICHAEL DORRIS

Mary Ann Dorris
Trustee

James R. Mills, Co-Trustee

James R. Mills
Trustee

State of Tennessee
County of Davidson

Personally appeared before me, a notary public in and for the state and county aforementioned, Mary Ann Dorris and James R. Mills with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged themselves to be Trustee and Trustee of James R. Mills and Mary Ann Dorris, Co-Trustees of the Family Trust under the Last Will and Testament of Michael Dorris and that they as such Trustee and Trustee executed the foregoing instrument for the purposes therein contained, by signing the name of the entity by themselves as Trustee and Trustee.

WITNESS my hand and seal this 19th day of May, 2016.

Notary Public

My Commission Expires: 8/23/17

DONALD R. BARRETT, JR. NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
121 First Avenue South, Ste 200
Franklin, TN 37064