WARRANTY DEED

JANE GRAZER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $207,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of May, 2016.

Notary Public

MY COMMISSION EXPIRES: 8/18/18

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Touchstone Title and Escrow, LLC, 318 Seaboard Lane , Suite 114, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Mario M. Samples	Same address	173-11-0A-003.00CO
(NAME)	(NAME)	
2008 Stanford Village Drive	as new owner	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, Jesse Walker and Miranda Walker, husband and wife, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Mario M. Samples and Tyeisha L. Samples, husband and wife, hereinafter called the Grantees, their heirs 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. 3 on The Plan of Section 1, Stanford Village, as of record in Instrument No. 20000204-0012060 and 200000204-0012061, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jesse Walker and Miranda Walker, by Warranty Deed from James Gabriel Norris and wife, Allyson Renee Norris, dated 8/28/2009, recorded 9/1/2009, of record in Instrument No. 20090901-0082128, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

unimproved ☐

This is improved ☑ property, known as 2008 Stanford Village Drive, Antioch, TN 37013

(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 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.

BILL GARRETT, Davidson County
Trans:T20160050899 DEEDWARR
Recvd: 06/16/16 07:43 2 pgs
Fees:13.00 Taxes:767.75
20160616-0060827

Witness our hands this 31st day of May, 2016.

Miranda Walker

Jesse Walker

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

On this 31st day of May, 2016, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Miranda Walker and Jesse Walker**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:

Notary Public

