WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160058687 DEEDWARR
Recvd: 07/11/16 09:53 2 pgs
Fees:13.00 Taxes:536.50

20160711-0070465

W-VRES-16-1419-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $145,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF JULY, 2016.

Notary Public

MY COMMISSION EXPIRES: 10/18/16

(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Tami Walker	**Pinnacle Bank**	
(NAME) **1419 Timber Valley Drive**	(NAME) **P.O. Box 331678**	**108-16-0-265.00**
(ADDRESS) **Nashville, TN 37214-4324**	(ADDRESS) **Murfreesboro, TN 37133**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged, **TREY A. CONNALLY AND CHELSIE R. CONNALLY, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **TAMI WALKER, UNMARRIED,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 48B on the Plan of Zone Lot Division of Lot 48, Percy Priest Woods, Section Two of record in Plat Book 6250, Page 127, revising Plat Book 5800, page 259, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Trey A. Connally and Chelsie R. Connally, husband and wife by Warranty deed from Albert C. England, a married man of record in Instrument No. 20141008-0093106 Register's Office for Davidson County, Tennessee, dated October 7, 2014 and recorded on October 8, 2014.

This conveyance is subject to:
- Taxes for the year 2016.
- All matters shown on the Plan of record in Plat Book 6250, Page 127, revising Plat Book 5800, page 259, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 5984, Page 865, as amended in Book 6020, page 270, Book 6093, page 392, Book 6353, page 307, Book 6560, page 667, in the Register's Office for Davidson County, Tennessee.
- Deed of Conveyance Easement of record in Book 6147, Page 886, Book 6147, page 893 and Book 6314, page 41, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1419 Timber Valley Drive , Nashville, Tennessee 37214-4324**.

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), their heirs and 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), 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/our hand(s) this the 7th DAY OF JULY, 2016.

Trey A. Connally by John Gleaves, attorney-in-fact

Chelsie R. Connally by John Gleaves, attorney-in-fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John Gleaves, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of TREY A. CONNALLY AND CHELSIE R. CONNALLY, and who acknowledged he/she/they executed the same as the free act and deed of the said TREY A. CONNALLY AND CHELSIE R. CONNALLY.

Witness my hand and official seal, this the 7th of July, 2016.

Notary Public
My Commission Expires: 8/20/19
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212