WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160060569 DEEDWARR
Recvd: 07/14/16 15:15 2 pgs
Fees: 13.00 Taxes: 580.90
20160714-0072540

LORI C. WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $157,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of July, 2016.

Notary Public

MY COMMISSION EXPIRES: 6/2/2018

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Ryan C. Inman	SAME	
(NAME)	(NAME)	
105 Wiley Street		043-05-0-213.00
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		
(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 considerations, the receipt of which is hereby acknowledged, we, **Raymond C. Walker Jr. and Marilyn D. Walker, Husband and Wife**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Ryan C. Inman, unmarried**, hereinafter called the GRANTEE(S), assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Legal Description: Land in Davidson County, Tennessee, being all of Lot 7 and Westerly 40 feet of Lot No. 8, Block B, on the Plan of Overlook Estates, of record in Plat Book 843, Page 105, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Raymond C. Walker, Jr. and Maryland D. Walker, husband and wife by Warranty Deed from Jeffrey L. Lewis, unmarried, dated 04/20/2011, recorded 04/27/2011 of record in Instrument No. 20110427-0032351, in the Register's Office for Davidson County, Tennessee. Affidavit of Scrivener's Error correcting names of grantees to read: Raymond C. Walker, Jr. and Marilyn D. Walker, husband and wife, recorded on 06/09/2011, of record in Instrument No. 20110609-0044247, in the Register's Office for Davidson County, Tennessee.

All matters shown on the plat of record in Plat Book 843, Page 105, in the Register's Office for Davidson County, Tennessee. This conveyance is subject to any and all existing easements and restrictions of record.

The said Raymond C. Walker, Jr. and Ray Clinton Walker, Jr. are one in the same person.

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 105 Wiley Street, Madison, TN 37115

(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 our hands this 1st day of July, 2016.

Raymond C. Walker Jr.

Marilyn D. Walker by Ray Clinton Walker, Jr. her atty in fact

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Raymond C. Walker, Jr. the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 1st day of July, 2016.

Notary Public
My Commission Expires: 8.14.17

TRACEY TRUMPHOUR STATE OF TENNESSEE NOTARY PUBLIC WILSON CO. TN

State of Tennesee
County of Wilson

On this 1st day of July, 2016, before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Raymond C. Walker aka Ray Clinton Walker, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she is the attorney-in-fact of Marilyn D. Walker, and is authorized by her, and does hereby acknowledge the execution of this instrument on her behalf, by virtue of an instrument of record in Instrument No. 20160610-0058867, Register's Office of Davidson County, Tennessee.

Notary Public
My Commission Expires: 8.14.17

TRACEY TRUMPHOUR STATE OF TENNESSEE NOTARY PUBLIC WILSON CO. TN

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122