Davidson County DEEDWARR
Recvd: 09/16/16 11:43 3 pgs
Fees:18.00 Taxes:314.50
20160916-0097621

NAME AND ADDRESS OF NEW OWNER:
William G. Wallis, Sr.
5209 Lake Court
Brentwood TN 37027

SEND TAX NOTICES TO:
Same

THIS INSTRUMENT PREPARED BY:
White & Polk, P.C.
Attorneys at Law
107 West College Street
Murfreesboro, Tennessee 37130

Map & Parcel 133110070000

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, **Barbara B. Thompson,** unmarried, has this day bargained and sold and does hereby transfer and convey unto **William G. Wallis, Sr.,** unmarried, his heirs and assigns, forever, that certain parcel of real estate situated and located in Davidson County, Tennessee, and being more particularly described as follows, to-wit:

> Being all of Lot 25, Section 1, Valley View Meadows, according to survey and plat of same appearing of record in Book 3500, page 69, of the Register's Office of Davidson County, Tennessee, to which plat reference is here made for more complete details of location and description of said lot.
>
> Being the same property conveyed to Barbara B. Thompson by deed from Asset Preservation, Inc. appearing of record in Instrument No. 20131126-0121339 of said Register's Office.
>
> This conveyance is subject to a Sanitary Sewer Easement appearing of record in Book 3498, page 196 and Book 3504, page 80, said Register's Office; all restrictions, conditions, reservations and covenants of record; to the minimum building setback lines, public utility and drainage easements, plat notes and all other matters shown on the aforesaid subdivision plat; and to the zoning regulations of the appropriate governmental body.
>
> This is improved property having an address of 3905 Dewain Drive, Nashville, Tennessee 37211.

TO HAVE AND TO HOLD said real estate together with all of the appurtenances, estate and title thereunto belonging unto the said grantee, his heirs and assigns, forever.

The undersigned covenants with the said grantee that she is lawfully seized and possessed of said real estate; that she has a good right to convey the same, and that it is unencumbered except as setforth above and by lien of the 2016 real property taxes, which taxes are being prorated between the parties herein, with the grantee to pay said taxes when due.

The undersigned further covenants and bind herself, her heirs and assigns, to forever warrant and defend the title to the said real estate unto the said grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS MY HAND on this 12th day of September, 2016.

Barbara B. Thompson

Barbara B. Thompson

STATE OF TENNESSEE)
ss.
COUNTY OF RUTHERFORD)

On this the 12th day of September, 2016, before me personally appeared Barbara B. Thompson to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument (Warranty Deed), and acknowledged that she executed the same as her free act and deed.

12th WITNESS MY HAND and official seal at office in Murfreesboro, Tennessee, on the 12th day of September, 2016.

GEORGE HERBERT WHITE NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

Notary Public

My commission expires: 10/24/17

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer, or the value of the property transferred, whichever is greater, is **$85,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me on this 12th day of September, 2016.

Notary Public

My commission expires: 8-27-18.

MELISSA J. BUTCHKO-TURECKI NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY, TENN

16362

True Copy Certification

I, **Carrie Porter**, do hereby make oath that I am a licensed attorney and /or the custodian of the electronic version of the attached document tendered for registration here with and that this is a true and correct copy of the original document executed and authenticated according to law.

Carrie Porter

Carrie Porter

State of **Tennessee**
County of **Davidson**

Personally appeared before me, **Rita B Mitchell**, a notary public for this county and state, **Carrie Porter** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rita B Mitchell

Rita B Mitchell

My Commission Expires: **3/31/2020**

