BILL GARRETT, Davidson County
Trans:T20160081950 DEEDWARR
Recvd: 09/19/16 13:29 2 pgs
Fees:13.00 Taxes:752.95
20160919-0098305

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $$203,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF September,2016.

NOTARY PUBLIC:
MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Athens Title & Escrow LLC, 5115 Maryland Way Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP 161
Michelle Schmitz	Same	GROUP 10 0A
5348 Village Way		PARCEL 03800 CO
Nashville, Tennessee 37211		

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

Elizabeth Lee Walker, a single person

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Michelle Schmitz

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:

Being Lot No. 57 on the Plan of Villages of Brentwood, Phase One, of record in Plat Book 5200, page 613 in the 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 ELIZABETH LEE WALKER, by deed of record as Instrument No. 20100818-0065349, said Register's Office.

This conveyance is made subject to the following:

1) 2016 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.

This is improved property known as **5348 Village Way, Nashville, Tennessee 37211**.

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.

WITNESS my hand and official seal at office this 15th day of September, 2016.

Elizabeth Lee Walker

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Elizabeth Lee Walker, a single person, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of September, 2016.

NOTARY PUBLIC

My Commission Expires: February 25, 2019

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

PLEASE RETURN TO:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027