BILL GARRETT, Davidson County
Trans:T20160082527 DEEDWARR
Recvd: 09/20/16 14:32 2 pgs
Fees:13.00 Taxes:333.00
20160920-0099064

Prepared by:
Tennessee Title & Escrow Affiliates, LLC
7105 Crossroads Blvd., Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $90,000.00

Affiant

Subscribed and sworn to before me, this 2nd day of September, 2016.

Notary Public
My commission expires: 9-19-18

ANNETTE BELYEA
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Address of New Owner:	Send Tax Bills to:	Tax Information
LOF Homes, LLC	New Owner	063-02-0-008.00
1432 Mohawk Trail		
Madison, TN 37115-5606		

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Janice Walker, unmarried,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **LOF Homes, LLC,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot Nos. 45 and 46 on the Plan of Nawakwa Hills Powwow Addition, Section 2, of record in Plat Book 974, Page 10, 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 William H. Walker and wife, Janice Walker by Warranty Deed from Lola H. McMurtry, a widow and Roy A. Waldrop and wife, Ethel K. Waldrop, of record in Book 4922, page 494, Register's Office for Davidson County, Tennessee, dated June 12, 1975 and recorded on June 16, 1975. The said William H. Walker died on November 16, 2015, leaving Janice Walker as the surviving tenant by the entirety.

This property is improved property known as **1432 Mohawk Trail, Madison, TN, 37115-5606.**

This conveyance is subject to the following: (1) Taxes for the year 2016, a lien not yet due and payable; (2) Subject to all matters shown on the Plan of record in Plat Book 974, Page 10; (3) Memorandum of Option for Purchase of Real Estate of record in Instrument Number 20160829-0090049; All being of record in the Register's Office for Davidson County, Tennessee.

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. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this the 2nd day of September, 2016.

Janice Walker

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Janice Walker** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at this the 2nd day of September, 2016.

Notary Public

My Commission expires: 9-19-18

FILE NO: 2016084734

ANNETTE BELYEA
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON