Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #16-1325

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Pamela R. Warner, an unmarried woman**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Henry L. Walton, unmarried**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Being a parcel of land in the First Civil District of Nashville, Davidson County, Tennessee, located on the west margin of Old Matthews Road, formerly Manila Street, approximately 250.00 feet north of the intersection of Old Matthews Road and Chris Street. Said parcel being Lot 6 of Hickory Heights, not of record, by Z.J. Wilkinson, dated May 22, 1948 and being more particularly described as follows: Beginning at an iron pin set in the westerly right of way of Old Matthews Road, said pin being the northeast corner of Lot 5 and the southeast corner of the herein described lot, thence leaving Old Matthews Road with the North line of Lot 5, North 84 degrees 06 minutes 58 seconds West, 150.00 feet to an iron pin; thence, with east line of Lot 40, North 06 degrees 16 minutes 31 seconds east, 50.00 feet to an iron pin, said pin being the northwest corner of subject lot and the southwest corner of Lot 7; thence, with the south line of Lot 7, south 84 degrees 06 minutes 58 seconds East, 150.00 feet to an iron pin in the westerly right of way of Old Matthews Road, said pin being the southeast corner of Lot and the northeast corner of subject lot; thence, South 06 degrees 16 minutes 31 seconds East 50.00 feet to the Point of Beginning, containing 7,500 square feet or 0.17 acre, more or less.

The above legal description was obtained from Crawford Land Surveyors, P.C. according to a survey dated June 28, 2000 by Williams C. Cockrill, Tenn. R.L.S. No. 1401.

Being the same property conveyed to Pamela R. Warner, an unmarried woman by deed from P.T. Development, LLC, dated September 28, 2001, of record in Instrument No. 20020109-0003475, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 2873 Old Matthews Road, Nashville, TN 37207.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

BILL GARRETT, Davidson County
Trans:T20160088192 DEEDWARR
Recvd: 10/06/16 13:12 2 pgs
Fees:13.00 Taxes:499.50
20161006-0105860

WITNESS THE EXECUTION HEREOF this 3rd day of October, 2016.

Pamela R. Warner

Pamela R. Warner

State of Tennessee)
County of Davidson)

On this 3rd day of October, 2016, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Pamela R. Warner, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 5/8/18

ANGELA Y. POSTON-WILLIAMSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TN

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 135,000.00.

Affiant

Sworn and subscribed before me on this the 3rd day of October, 2016.

Notary Public

My Commission Expires:

MELISSA EDDY NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILSON

MY COMMISSION EXPIRES: JANUARY 24, 2017

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Henry Walton 2873 Old Matthews Road Nashville, TN 37207	New owner.	59-16-194.00