BILL GARRETT, Davidson County
Trans:T20160088738 DEEDWARR
Recvd: 10/07/16 14:37 2 pgs
Fees:13.00 Taxes:425.50
20161007-0106522

This Instrument Prepared By:
Brentwood Title & Escrow, LLC.
320 Seven Springs Way, Suite 150
Brentwood, TN 37027
BW16574

Send Tax Bills To:
New Owner

New Owner is:
Kate Dwyer
148 Dellway Drive
Nashville, TN 37207

MAP: 060-16-0

PARCEL: 170.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Hugh Lee Walker, unmarried**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Kate Dwyer, a single woman**, hereinafter referred to as Grantee, her heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

Improved Property Commonly Known As: 148 Dellway Drive, Nashville, TN 37207

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee, being Lot No. 237 on the Plan of Joywood Heights, Section II, of record in Book 1130, Pages 92 and 93, Register's Office for Davidson County, Tennessee.

SAID Lot No. 237 fronts 75 feet on the southerly margin of Dellway Drive and extends back 391.5 feet on the easterly line and 380.6 feet on the westerly line to a dead line in the rear, measuring 76.4 feet thereon.

BEING the same property conveyed to Hugh Lee Walker by Warranty Deed from Allen L. Cook and wife, Ramona Harwell Cook, dated 1/9/84 and recorded 1/18/84 in Book 6216, Page 735, Register's Office for Davidson County, Tennessee.

HLW by CSS AIF
Sellers Init.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, her heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind himself and his heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, her heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 28 day of Sept, 2016.

GRANTOR:

Hugh Lee Walker by Crystal Shields his Attorney-in-Fact

Hugh Lee Walker by Crystal Shields his Attorney-in-Fact

his Attorney-in-Fact

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for said County and State aforesaid, personally appeared, **Crystal Shields**, with whom I am personally acquainted, or proved to me to on the basis of satisfactory evidence, and who upon oath acknowledged that he/she holds a valid power of attorney executed by **Hugh Lee Walker,** and acting under such power of attorney he/she executed the foregoing instrument for the purposes there in contained. Power of Attorney appearing of record in Instrument Number 20161007-0106521, of the said Register's Office of Davidson County, Tennessee.

Witness my hand and seal on this the 28 day of Sept, 2016.

MARGARET R. MEANS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Commission Expires SEPT. 11, 2017

Notary Public

My Commission Expires:_____

STATE OF TENNESSEE)
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $115,000.00.

Affiant

SWORN TO and subscribed before me this 28 day of Sept, 2016.

NOTARY PUBLIC

MARGARET R. MEANS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Commission Expires SEPT. 11, 2017

My commission expires:_____