G#28837-2

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160092687 DEEDWARR
Recvd: 10/20/16 10:45 2 pgs
Fees:13.00 Taxes:624.93
20161020-0110921

State of Tennessee)
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$168,900.00.**

Affiant

Subscribed and sworn to before me, this the 12th day of October, 2016.

Notary Public

My commission expires: 3/20/18
(AFFIX SEAL)

TAMMY MOORE STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Michael Gardner	New Owner	**05811010400**
3780 Lunn Drive		
Nashville, TN 37218		

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, WE,

Louise Estes Walker, an unmarried person, as to an undivided 80% interest, and Travis Lee Walker, a married man, as to an undivided 20% interest, as joint tenants with rights of survivorship

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Michael Gardner & Dominque Vance, husband & wife

HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being Lot No. 223 on the Plan of Royal Hills, Section I, as of record in Book 4675, Page 73, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Thomas L. Walker, III, unmarried, and Louise Estes, unmarried, by Warranty Deed dated April 26, 1979, from Jim Hale d/b/a Jim Hale Construction Company, of record in Book 5427, Page 639, Register's Office for Davidson County, Tennessee. The parties having since married. The said Thomas L. Walker, III, and wife, Louise Estes Walker, conveyed said property to Thomas L. Walker, III, Louise Estes Walker, and Travis Lee Walker, as tenants in common, with right of survivorship, by Quitclaim Deed of record in Book 11699, Page 547, said Register's Office. The said Thomas L. Walker, III, died September 24, 2001. And further conveyed to Louise Estes Walker, an unmarried person, as to an undivided 80% interest, and Travis Lee Walker, an unmarried person, as to an undivided 20% interest, as joint tenants with rights of survivorship, by Quitclaim Deed dated August 13, 2002, from Louise Estes Walker, an unmarried person, and Travis Lee Walker, an unmarried person, and John T. Cook, Trustee, of record in Instrument No. 20020820-0100638, said Register's Office.

THE HEREIN DESCRIBED PROPERTY IS NOT NOW NOR EVER HAS BEEN THE PRINCIPAL PLACE OF RESIDENCE OF THE GRANTOR'S SPOUSE.

THE conveyance of the above described parcel of land is subject to the following:

1) All matters shown on the Plan of record in Book 4675, Page 73, Register's Office for Davidson County, Tennessee;

2) Restrictive Covenants contained in instrument of record in Book 4813, Page 77, and as amended in Book 4895, Page 102, Register's Office for Davidson County, Tennessee; and,

3) Taxes for the current year which have been prorated and were paid by the Grantee herein and the subsequent years, not yet due and payable.

This is improved property, known as: **3780 Lunn Drive, Nashville, TN 37218**.

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 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/our hand(s) this **12th** day of **October, 2016.**

Louise Estes Walker

Louise Estes Walker

Travis Lee Walker

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Louise Estes Walker and Travis Lee Walker,** the within named sellers, 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 Nashville, Tennessee, this **12th** day of **October, 2016.**

Notary Public

My Commission Expires:

HOUSTON W. HOWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2017