BILL GARRETT, Davidson County
Trans:T20160100101 DEEDWARR
Recvd: 11/14/16 11:06 2 pgs
Fees:13.00 Taxes:888.00
20161114-0119596

THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
1000 Pleasant Grove Place, Ste. 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER
Sharon S. Wall
Raymond L. Wall
2528 Somerset Drive
Nashville, TN 37217

MORTGAGEE
CHURCHILL MORTGAGE CORPORATION
761 OLD HICKORY BLVD., SUITE 400
BRENTWOOD, TN 37027

SEND TAX BILLS
Mortgagee

MAP-PARCEL:
MAP 135 16 0A
PARCEL 099.00CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Pamela Klos,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Sharon S. Wall and Raymond L. Wall, wife and husband,** 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:

Land in Davidson County, Tennessee, being Lot No. 72 on the Plan of Subdivision for Tracts 8, 9, & 10 of Nashboro Village, as of record in Plat Book 5200m, Page's 186, 187, 188, & 189, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Pamela Klos by Warranty Deed, from Paul Richards as Conservator for Daniel Roemer, dated October 6, 2016 and filed in Instrument Number 20161010-0106867, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including Declaration of Covenants and Restrictions of record in Book 4827, Page 14, Supplement in Book 5465, Page 561 and Amendment to Supplement in Book 5588, Page 429; By Laws in Instrument No. 20150914-0093006; Charter of Nashboro Village HOA in Book 5576, Page 419; easements in Book 437, Page 14, Book 75, Page 192, Book 3955, Page 180, and Book 4821, Page 111; Right of Way easement in Book 4588, Page 473 easements, covenants conditions and all matters and notes as shown on the plan of record in Plat Book 5200, Page's 186, 187, 188, & 189, Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record.

Property Taxes for the current year have been agreed to by the parties and will be paid for by the Grantor.

This is improved property known as **2528 Somerset Drive Nashville, TN 37217.**

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 our hands this 10th day of November, 2016.

Pamela Klos

Pamela Klos

STATE OF Florida
COUNTY OF Miami-Dade

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

Witness my hand and official seal this 10th day of November, 2016.

NOTARY PUBLIC

My Commission Expires: 05/14/18

JORDANA SMITH
Notary Public - State of Florida
My Comm. Expires May 14, 2018
Commission # FF 123448
Bonded Through National Notary Ass'n

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is $240,000.00.

AFFIANT

Subscribed and sworn to before me this 10th day of November, 2016.

NOTARY PUBLIC

My Commission Expires: _____

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020