BILL GARRETT, Davidson County
Trans:T20160104207 DEEDWARR
Recvd: 11/28/16 10:41 2 pgs
Fees:13.00 Taxes:510.60
20161128-0124318

This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Savannah R. Borruso
4825 Smokey Drive
Old Hickory, TN 37138

SEND TAX BILL TO:
Guaranty Trust Company
316 Robert Rose Drive
Murfreesboro, TN 37129

MAP/PARCEL 065-05-0-040.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid to the undersigned, the receipt of which amount being hereby acknowledged, and other good and valuable consideration, **Kayla N. Wright and wife, John F. Walker, II,** has this day bargained and sold, and does hereby transfer and convey unto **Savannah R. Borruso, an unmarried woman,** certain land situated in Davidson County, Tennessee, being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 456 on the Plan of Section Four, Sherwood Forest of record in Plat Book 4460, Page (s) 182 and 183, 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 Kayla N. Wright and John F. Walker, II by Warranty deed from James P. Edwards and Ann C. Edwards Trustees of the James and Ann Edwards Living Trust of record in Instrument No. 20150108-0002178 Register's Office for Davidson County, Tennessee, dated December 31, 2014 and recorded on January 08, 2015.

This is improved property known as: **4825 Smokey Drive, Old Hickory, Tennessee 37138.**

TO HAVE AND TO HOLD said lands, including the appurtenances thereon situated, and all the right, title, estate and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever.

I COVENANT with the Grantees herein that I am lawfully seized and possessed of said lands in fee simple; that I have a good and lawful right to convey same; and I do warrant and will forever defend the title thereto against the lawful claims of all persons whomsoever.

REAL PROPERTY TAXES: The real property taxes for the year 2016 shall be prorated as of the date of this deed.

EASEMENTS AND RIGHTS OF WAY: This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in Book 4460, page 182, and restrictions in Book 4704, page 448, and encumbrances as may be shown of record in the office of the Register of Deeds where the real property is situated.

RULES AND REGULATIONS: This conveyance is made subject to all Governmental rules and regulations and all Davidson County Health Department rules and regulations.

POSSESSION: Possession to be given with delivery of deed.

WITNESS MY HAND on this the 18th day of November, 2016.

Kayla N. Wright

John F. Walker, II

POA for John F. Walker II

STATE OF ~~TENNESSEE~~ Texas
COUNTY OF ~~Davidson~~ Harris

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Kayla N. Wright and John F. Walker, II,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 18th day of November, 2016.

NOTARY PUBLIC

EDNA YVONNE JAMES
Notary ID # 11270643
My Commission Expires
July 15, 2020

My Commission Expires: July 15, 2020

STATE OF TENNESSEE
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is $138,000.00.

AFFIANT

Subscribed and sworn to before me this the 18th day of November, 2016.

NOTARY PUBLIC

My Commission Expires: _____

RHONDA G. PAUL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 8, 2019

File No: 169829