AFTER RECORDING RETURN TO:
Limestone Title & Escrow, LLC
3173 S Church St
Murfreesboro, TN 37127

BILL GARRETT, Davidson County
Trans:T20170011538 DEEDWARR
Recvd: 02/08/17 09:48 2 pgs
Fees:13.00 Taxes:1487.40

20170208-0013130

STATE OF TENNESSEE
COUNTY OF Rutherford

The actual consideration or value, whichever is greater, for this transfer is $402,000.00.

Affiant

Subscribed and sworn to before me, this 25th day of January, 2017.

Notary Public

My commission expires: 8/18/18

JANE GRAZER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

(Notary Stamp)

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow, LLC
4025 Hillsboro Pike, Suite 601, Nashville, TN 37215

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Grant Ventures, LLC	Grant Ventures, LLC	102-16-0-049.00
4918 Tyne Valley Blvd.	4918 Tyne Valley Blvd.	
Nashville, TN 37220	Nashville, TN 37220	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, We,

Eric Walker and wife, Kimberly C. Walker

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Grant Ventures, LLC, a Tennessee Limited Liability Company

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in County, Tennessee, described as follows, to-wit:

BEING Lot No. 183 on the Plan of Hillwood Estates, Section Nine, Part Two of record in Plat Book 2331, Page 28, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Beginning on the Westerly margin of Darden Place at the corner of Lots Nos. 183 and 185; thence with the line between said two lots Westwardly 230 feet to the corner of Lots Nos. 183, 184 and 185; thence with the line between said Lots Nos. 183 and 184; Northwardly 221.43 feet to the Southerly margin of West Hillwood Drive; thence with the same Eastwardly 205.14 feet to the beginning of a curve; thence around said curve with a radius of 25 feet Southeastwardly 38.2 feet to the Westerly margin of Darden Place thence with same Southwardly 195.9 feet to the beginning.

BEINGthe same property conveyed to Eric Walker and wife, Kimberly C. Walker by Warranty deed from Veronica S. West of record in Book 8889, page 940, Register's Office for Davidson County, Tennessee, dated March 12, 1993 and recorded on March 17, 1993.

This is improved property known as 525 West Hillwood Drive, Nashville, TN 37205-1250.

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, shown in Plat Book 2331, Page 28, Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 25th day of January, 2017.

Eric Walker

Kimberly C. Walker

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Eric Walker and Kimberly C. Walker, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 25th day of January, 2017.

CARLA KARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission Expires: 1-8-19

SolomonParks File No. 317005