Davidson County	DEEDWARR
Recvd: 02/23/17 11:00	4 pgs
Fees:23.00 Taxes:843.60	
20170223-0018183	

PREPARED BY:
JOHNSON, MURRELL & ASSOCIATES, P.C.
150 COURT AVENUE
SEVIERVILLE, TN 37862

TAX ASSESSOR INFORMATION: MAP: 072 07 0 374.00

Person or agency responsible for payment of taxes:
Name: JUSTIN TYLER WALKER, ETAL
Address: 1160 hirkland ave
Nashville, TN 37216

FORM FOR OATH:

I/we, hereby swear or affirm that the actual consideration for this transfer, or value of the property of interest in property transferred, whichever is greater is **$228,000.00** which amount is equal to or greater than the amount which the property or interest in property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this 21st day of February, 2017.

Notary Public
My Commission Expires: 11/5/19

RECORDING DATA:
For Register's Office Use Only

EVELYN WATKINS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES 11-05-2019

For Register's Office Use Only

GENERAL WARRANTY DEED

THIS DEED made and entered into this the 16th day of February, 2017, by and between

GUERRY E. FULCHER AND ELISHA R. FULCHER

known hereinafter as First Party **(Grantor)**, and

JUSTIN TYLER WALKER, UNMARRIED MAN AND, CHARLES T. WALKER AND MARY M. WALKER, HUSBAND AND WIFE

known hereinafter as Second Party **(Grantee)**

WITNESSETH

That for and in consideration of **ONE DOLLAR AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, the receipt of which is hereby acknowledged

The First Party has granted, bargained, sold and conveyed and does hereby grant, bargain, sell and convey unto the Second Party, the following described premises, to-wit:

SITUATE in Davidson County, Tennessee, and **being Lot 2 on the Plan, Resubdivision of Lot 14, INGLEWOOD PLACE**, as the same appears on a plat of record in Instrument 20040726-0088979 and as amended in Instrument 20040804-0093794, in the Register's Office for Davidson County, Tennessee, to which reference is here made for a more particular description.

THIS CONVEYANCE is subject to any and all restrictions and easements of record.

BEING a portion of the same property conveyed to Guerry E. Fulcher and Elisha R. Fulcher, tenants in common, by deed from, Guerry E. Fulcher, Executor of the Estate of Edwin R. Fulcher, Jr., deceased, dated November 4, 2016, and of record in Record #20161114-0119615, in the Register's Office for Davidson County Tennessee.

The above described property was acquired by the Grantor(s) for investment purposes and is not, nor has it ever been used as a primary residence, in accordance with the provisions of TCA Section 26-2-301.

with the hereditaments and appurtenances thereto appertaining, hereby releasing all claim to homestead and dower therein.

TO HAVE AND TO HOLD the said premises to the said Second Party their heirs and assigns, forever.

And the said First Party for Grantor and for Grantor's Heirs, Executors and Administrators hereby covenants with Second Party, their heirs and assigns, that First Party is lawfully seized in fee simple of the premises above conveyed, has full power, right and authority to convey the same, that said premises are free from all encumbrances, except as stated hereinabove, and that First Party will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, First Party has hereunto set Grantor's hand(s), this day and year first hereinabove written.

GUERRY E. FULCHER

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public, **GUERRY E. FULCHER**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 16th day of February, 2017.

NOTARY PUBLIC

My Commission Expires: 12/28/19

DEBRA BECK NOTARY PUBLIC AT LARGE BEDFORD COUNTY, TN

additional signatures on next page --

Elisha R. Fulcher
ELISHA R. FULCHER

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public, **ELISHA R. FULCHER**, 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, at office, this 1st day of February, 2017.

Jennifer Dorrin
NOTARY PUBLIC

My Commission Expires: 12-6-2018

THE PREPARER OF THIS INSTRUMENT MAKES NO REPRESENTATIONS AS TO THE STATUS OF TITLE OF THE PROPERTY DESCRIBED THEREIN.

2017012403 – (072-07-0 374.00) – (DKO)
Lot/Unit 2 Inglewood Place
1150 Kirkland Ave, Nashville, Tennessee 37216

J:\1JMA\Closing\2017 Closings\Fulcher.Walker- 1150 Kirkland Ave\WARRANTY DEED - SP.DOC

True Copy Certification

I, Evelyn Watkins, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Rex Chamberlain, a notary public for this county and state, Evelyn Watkins who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 6-22-20

{Notary' Seal}

REX A. CHAMBERLAIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY