THIS INSTRUMENT WAS PREPARED BY: Bankers Title & Escrow Corp. 5107 Maryland Way, Ste. 115 Brentwood, TN 37027 J ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 10, 2018	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 416,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27 DAY OF March, 2017 Notary Public MY COMMISSION EXPIRES: _____ (AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Andrew Walker	New Owner	MAP & PARCEL
6709 Rodney Court		PARCEL 115-13-0-040.00
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Brian T. Key and Holly G. Key, husband and wife**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Andrew Walker and Sarah Walker, husband and wife**

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. 178 on the Plan of Section Eight, West Meade Hills of record in Plat Book 3600, Page (s) 61 and 62, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 178 fronts 159.09 feet on the Northwesterly side of Rodney Court, and extends back 349.55 feet on the Northeasterly line and 339.94 feet on the Southwesterly line to a dead line in the rear on which it measures 124.27 feet.

Being the same property conveyed to Brian T. Key and spouse, Holly G. Key by Warranty deed from Abdallah M. Isa and spouse, Laila M. Isa of record in Instrument No. 20030514-0065962 Register's Office for Davidson County, Tennessee, dated May 16, 2003 and recorded on May 14, 2003.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **6709 Rodney Court, Nashville, TN 37205.**

BILL GARRETT, Davidson County
Trans: T20170026222 DEEDWARR
Recvd: 03/29/17 08:52 2 pgs
Fees: 13.00 Taxes: 1539.20
20170329-0030297

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 my hand this the 23rd day of March, 2017.

Brian T. Key

Holly G Key by Brian T Key attorney in fact
Holly G. Key
BY: Brian T. Key, Attorney-in-Fact

STATE OF TEXAS
COUNTY OF Collin

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Brian T. Key** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 23rd day of March, 2017.

My Commission expires 04/14/2019

Notary Public

MARKENOUS LARRY MATTHEWS
NOTARY PUBLIC STATE OF TEXAS
MY COMM. EXP. 04/14/2019
NOTARY ID 13018680-4

STATE OF TEXAS
COUNTY OF Collin

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Brian T. Key** 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 on behalf of **Holly G. Key**, as her Attorney in Fact, as the free act and deed of the within named **Holly G. Key**.

Witness my hand and official seal this the 23rd day of March, 2017.

My Commission expires 04/14/2019

Notary Public

MARKENOUS LARRY MATTHEWS
NOTARY PUBLIC STATE OF TEXAS
MY COMM. EXP. 04/14/2019
NOTARY ID 13018680-4