STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, is **$62,000.00** (Sixty Two Thousand).

Angelica Lightfoot - Agent
AFFIANT

Subscribed to and sworn before me this 24th day of April, 2017.

M. Winchester
NOTARY PUBLIC MY COMMISSION EXPIRES: 10/10/17

(NOTARY SEAL)

M. WINCHESTER
STATE OF TENNESSEE NOTARY PUBLIC
BEDFORD COUNTY

BILL GARRETT, Davidson County
Trans:T20170035157 DEEDWARR
Recvd: 04/26/17 11:11 2 pgs
Fees:13.00 Taxes:229.40
20170426-0040938

THIS INSTRUMENT PREPARED BY AND PLEASE RETURN TO:

GRISSIM TITLE & ESCROW, LLC.
1222 17th Avenue South, Nashville, TN. 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Lisa L. North and James Brandon Walker 1207 Hitt Lane Goodlettsville, TN 37072	Lisa L. North 118 Maupin Circle Shelbyville, TN 37160	02500014600

WARRANTY DEED

FOR AND IN 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, I/WE, **ALISA C. BOONE, AN UNMARRIED WOMAN,** HEREINAFTER CALLED THE **GRANTOR(S),** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **LISA L. NORTH AND JAMES BRANDON WALKER,** HEREINAFTER CALLED THE **GRANTEE(S),** THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO WIT:

Land in the 10th, formerly the 20th, Civil District of Davidson County, Tennessee, being part of Lot No. 1 on the Plan of the lands of Enoch Cunningham, deceased, as of record in Book 1, page 128, Chancery Court of Nashville and part of Lot No. 10 on the Plan of the lands of John H. Cartwright, deceased, as of record in Minute Book "J", page 529, County Court for said County, described as follows:

Beginning at an iron pin on the West margin of Hitt Lane same being the original S.E. corner of the Brown property and the N.W. corner of the Thomas property; thence, leaving the road, S 88 degrees 13 minutes W. 94.76 feet to an iron pin; thence N. 25 degrees 00 minutes W. 25.00 feet to an iron pin; thence N. 82 degrees 07 minutes E. 440.00 feet to an iron pin; thence N. 10 degrees 20 minutes E. 180.89 feet to an iron pin; thence S. 82 degrees 07 minutes E. 440.00 feet to an iron pin on the western margin of Hitt Lane; thence with the west margin of Hitt Lane S. 9 degrees 15 minutes E. 200.00 feet to an iron pin the point of beginning, containing 2.06 acres, more or less.

Being the same property conveyed to Patrick D. Boone and wife, Vickie Boone, by Warranty Deed from Fred E. Malone and wife, Nannie P. Malone, dated August 2, 1988, of record in Book 7621, page 79, Register's Office for Davidson County, Tennessee. See also, Quitclaim Deed to Patrick D. Boone from Vickie Boone dated March 25, 1993, of record in Book 8911, page 333, Register's Office for Davidson County, Tennessee. Further see also, Quitclaim Deed to Patrick D. Boone and wife, Alisa C. Boone, from Patrick D. Boone dated March 8, 2012, of record in Instrument Number 20120315-0022455, Register's Office for Davidson County, Tennessee. The said Patrick D. Boone is now deceased, and his wife, Alisa C. Boone, became the owner of the property as the surviving tenant by the entireties.

Being also known as 1207 Hitt Lane, Goodlettsville, Tennessee 37072

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:	(X) IMPROVED ( ) UNIMPROVED	Property known as: **1207 HITT LANE** **GOODLETTSVILLE, TN 37072**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns, forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

LTSR Number: GTE File: 2017034523

ACB

WITNESS, this 24th day of April, 2017

Alisa C. Boone

Alisa C. Boone

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 24th day of April, 2017, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Alisa C. Boone** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged she executed the within instrument for the purposed therein contained.

Witness my hand and official seal on this the 24th day of April, 2017.

JEFFREY M. GRISSIM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 7, 2020

Notary Public

Commission Expires: