THIS INSTRUMENT PREPARED BY:
Richard A. Northcutt, Attorney
217 Pineway Drive
Nashville, TN 37217

BILL GARRETT, Davidson County
Trans:T20170045037 DEEDWARRSP
Recvd: 05/26/17 11:43 2 pgs
Fees:13.00 Taxes:832.50
20170526-0052692

ZANA C. PETTY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is, greater, for the transfer is $225,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME,
THIS THE 25th DAY OF May, 2017.

Notary Public
My Commission Expires: 7.2.18

FROM:	TO:	
William G. Wallis, unmarried	Stephen Gwaltney and Sandra N. Gwaltney, husband and wife	
ADDRESS OF NEW OWNER:	**SEND TAX BILLS TO:**	**MAP-PARCEL NO.:**
Stephen Gwaltney 4886 Shasta Drive Old Hickory, TN 37138	Stephen Gwaltney 4886 Shasta Drive Old Hickory, TN 37138	Parcel ID: 13316020400

SPECIAL 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, William G. Wallis, unmarried, hereinafter called the GRANTOR, has bargained and sold, and by these presents do transfer and convey unto Stephen Gwaltney and Sandra N. Gwaltney, husband and wife, hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land described as follows, to wit: SEE ATTACHED LEGAL DESCRIPTION

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

This is ( ) Unimproved or (X) Improved property known as: 4886 Shasta Drive, Old Hickory, TN 37138

TO HAVE AND TO HOLD the said real property together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining to GRANTEES, their heirs and assigns, forever.

GRANTOR further covenants and binds itself, its representatives, successors and assigns to warrant specially and forever defend the title to said real estate to GRANTEES, their heirs and assigns, against the lawful claims of all persons claiming through and under GRANTOR (other than claims arising out of the matters set forth above), but not further or otherwise. 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.

The warranties passing to grantee hereunder are limited solely to those matters arising from acts of the grantor, its agents or representatives, occurring solely during the period of grantor's ownership of the subject real estate.

IN WITNESS WHEREOF, GRANTOR has caused this SPECIAL WARRANTY DEED to be executed on this 25th day of May, 2017.

GRANTOR -

William G. Wallis

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named William G. Wallis, 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 and official seal at office, this 25th day of May, 2017.

My commission expires: 7.2.18

Notary Public

ZANA C. PETTY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Stephen Gwaltney and Sandra N. Gwaltney, husband and wife
4886 Shasta Drive
Old Hickory, TN 37138

LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot No. 64 on the Plan of Welch Meadows, Section Two, of record in Book 3700, Page 60, Register's Office for said County, to which plan reference is here made for description.

BEING the same property conveyed to William G. Wallis and wife, Ruth W. Wallis by deed from Welch Meadows Development Company, of record in Book 4192, Page 647, dated November 22, 1967, Register's Office for said County. The said Ruth W. Wallis died September 12, 2015.

This conveyance is subject to Restrictive Covenants of record in Book 4004, Page 340, Register's Office for said County.

This conveyance is made subject to: (1) 2017 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Book 3700, Page 60, said Register's Office.