SAM L. GRISHAM
NOTARY PUBLIC
STATE OF TENNESSEE
SUMNER COUNTY

STATE OF Tennessee }
COUNTY OF Williamson }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $426,000.00

Sharon D Bruce
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 28 DAY OF June, 2017.

Sam L Grisham
NOTARY PUBLIC

My Commission expires: 6-19-2018

Prepared by:
L. Broner McCoy
Attorney at Law
102 North Main Street
Ashland City, TN 37015
File: 17050053

Address of New Owner	Send Tax Bills To:	Tax Information:
David T. Walker Kelli M. Walker 4725 Potomac Lane Brentwood, TN 37027	Same	171-03-0A-102.00

Warranty Deed

For and in consideration of the sum of TEN and NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Laura Meriwether Grass and Brandon C. Grass, Wife and Husband,** hereinafter called the **Grantor(s)**, have/has bargained and sold, and by these presents do transfer and convey unto **David T. Walker and Kelli M. Walker, Husband and Wife,** hereinafter called the **Grantee(s)**, his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 207 on the Plan of Section Four, Fredericksburg of record in Plat Book 7900, Page 749, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Laura Meriwether Grass and Brandon C. Grass, wife and husband, by Warranty Deed from F. Donald Dunlap and wife, Nancy E. Dunlap, dated 09/15/14 and recorded on 09/22/14 in Instrument No. 20140922-0086557, Register's Office for Davison County, Tennessee.

This is property generally located:
4725 Potomac Lane, Brentwood, TN 37027

SUBJECT TO THE FOLLOWING:

1. 2017 Taxes have been prorated and have been assumed by and are the responsibility of Grantee.
2. Matters shown on the Plan of record in Plat Book 7900, Page 509, and amended in Plat Book 7900, Page 749, said Register's Office.
3. Restrictive Covenants contained in instrument of record in Book 7798, Page 843, said Register's Office.
4. Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 8920, Page 65, and amended in Book 9500, Page 393, Book 9860, Page 840, and Book 10694, Page 541, said Register's Office.
5. By-Laws of record in Book 8920, Page 45, said Register's Office.
6. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 7993, Page 269, said Register's Office.
7. Amenities Area of record in Book 7900, Page 807, and Book 9443, Page 538, said Register's Office.
8. Grant of Easement to Comcast of Nashville, I, LLC of record in Instrument No. 20131021-0109635, said Register's Office.

BILL GARRETT, Davidson County
Trans:T20170058612 DEEDWARR
Recvd: 07/10/17 11:40 2 pgs
Fees:13.00 Taxes:1576.20
20170710-0068995

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) his/her/their heirs and assigns, forever. I/We do covenant with said Grantee(s) that I/We are/am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that same is unencumbered, unless otherwise set out herein or as to other matters appearing of record. I/We further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the Grantee(s), his/her/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.

IN WITNESS WHEREOF, **Brandon C. Grass and Laura Meriwether Grass** has/have caused this instrument to be executed, this the 28 day of June, 2017.

Brandon C. Grass

Brandon C. Grass

Laura M Grass

Laura Meriwether Grass

STATE OF Tennessee
COUNTY OF Williamson

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **Brandon C. Grass and Laura Meriwether Grass,** 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.

This the 28 day of June, 2017

My commission Expires: 6-19-2018

Sam L Grisham

NOTARY PUBLIC

SAM L. GRISHAM
STATE OF TENNESSEE
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SUMNER COUNTY