This instrument was prepared by:
DLO TITLE, LLC
101 SE Parkway Court, Ste 220
Franklin, TN 37064
2017060011

BILL GARRETT, Davidson County
Trans:T20170059501 DEEDWARR
Recvd: 07/12/17 10:12 2 pgs
Fees:13.00 Taxes:777.00
20170712-0070004

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, is $210,000.00

Sworn to and subscribed before me this 10th day of July, 2017.

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020

Affiant

Notary Public

Address of New Owner:	Send Tax Bills to:	Map-Parcel Numbers:
Corey Walker		175-02-0B-226.00-CO
1604 Sprucedale Dr.	New Owner	
Nashville, TN 37013		

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($ 10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Chelsie E. Alsup, a single person** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Corey Walker, a single man** hereinafter called the Grantees, their heirs and assigns, a certain parcel of land in **Davidson** County, Tennessee, described as follows:

Land in the first Civil District of Davidson County, being Unit 30, as shown on Exhibit B to the supplemental Declaration of Covenants, Conditions and Restrictions and Master Deed of Old Hickory Commons, Sections Two and Three, filed for record as Instrument Number 20081117-0113467, as further amended by Instrument Number 20130322-0028759, in the Register's Office of Davidson County, Tennessee, to which reference is here made for a mow a more complete description.

Being the same property conveyed to Chelsie E. Alsup, a single person by Warranty deed from Ole South Properties, Inc., a Tennessee Corporation of record in Instrument No. 20131226-0129717 Register's Office for Davidson County, Tennessee, dated December 20, 2013 and recorded on December 26, 2013.

This is improved property known as **1604 Sprucedale Dr., Nashville, TN 37013.**

This conveyance is made subject to:

Zoning; setback requirements; general utility, sewer and drainage easements of record; subdivision and/or condominium declarations, covenants, restrictions, and easements of record. Current year taxes are to be paid by ____Grantor __X__ Grantee.

TO HAVE AND TO HOLD said land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, their heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantor does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to said land to said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the plural shall include the singular, the singular the plural, and the use of any gender is applicable to all genders.

WITNESS my hand, this 10th day of July, 2017.

Chelsie E. Alsup

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for this county and state, Chelsie E. Alsup, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that [s]he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 10th day of July, 2017.

Notary Public

R. MARK DOUGALL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-14-2019