BILL GARRETT, Davidson County
Trans:T20170063480 DEEDWARR
Recvd: 07/25/17 09:21 2 pgs
Fees:13.00 Taxes:1489.25
20170725-0074910

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $402,500.00.

Affiant

Subscribed and sworn to before me, this 21st day of July, 2017.

Notary Public

My commission expires: 07/06/2020

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

(Notary Stamp)

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow, LLC
8119 Isabella Lane, Suite 104, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Camila Walters	new owners	103-04-0-305.00
207 Sentinel Drive		
Nashville, TN 37209		

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Michael Brett Johnson and Vanessa E. Johnson, husband and wife

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Camila B. Walters and William Seth Walters, wife and husband

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

BEING Lot No. 104 on the Plan of Valley View Subdivision, Section 3 of record in Plat Book 2330, Page 148, 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 Michael Brett Johnson, an unmarried man, and Vanessa Newton, an unmarried woman, as joint tenants with right of survivorship, by Warranty Deed from Barbara Lamb, a single woman, of record as Instrument No. 20110511-0036181 in the Register's Office for Davidson County, Tennessee; the said Vanessa Newton having since married Michael Brett Johnson and is now known as Vanessa E. Johnson.

PLEASE RETURN TO:
RUDY TITLE AND ESCROW, LLC
2012 21st AVENUE SOUTH
NASHVILLE, TN 37212
our file #: R-VRES-17-207

This is improved property known as 207 Sentinel Drive, Nashville, TN 37209.

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he 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 follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on the Plan of Valley View Subdivision, Section 3, of record in Book 2330, page 148, in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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 the Grantor has hereunto executed this instrument on this the 21st day of July, 2017.

Michael Brett Johnson

Vanessa E. Johnson

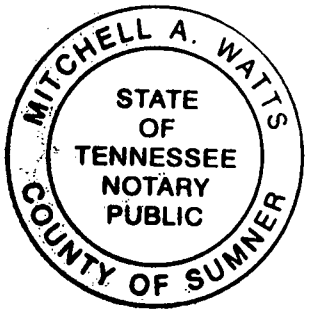
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Michael Brett Johnson and Vanessa E. Johnson, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 21st day of July, 2017.

Notary Public

My Commission Expires: 8.21.17



SolomonParks File No. 817123

SP 11/2015