WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170066485 DEEDWARR
Recvd: 08/02/17 13:38 2 pgs
Fees:13.00 Taxes:129.50

20170802-0078723

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $35,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 1ST DAY OF AUGUST, 2017.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

WILLIAM TIMOTHY HILL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 3, 2020

THIS INSTRUMENT WAS PREPARED BY
William Timothy Hill, Attorney at Law
201 Fourth Ave North Ste 1800, Nashville, TN 37219

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
BILLY GRAY	BILLY GRAY	052 02 0 095.00
(NAME)	(NAME)	
513 MYATT DRIVE	513 MYATT DRIVE	
(ADDRESS)	(ADDRESS)	
MADISON, TN 37115	MADISON, TN 37115	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, MELINDA HESTER WALKER , A SINGLE PERSON, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO BILLY GRAY, A SINGLE PERSON, HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being the easterly 10 feet of lot number 17 and all of lot 18, Block "C" of the revised plan of Rainbow Terrace Subdivision, as of record in book 1130, page 85, Register's Office for Davidson County, Tennessee.

Said lot number 18 and part of lot number 17adjoin and front together 60 feet on the southerly side of Carmel Avenue and run back between parallel lines 145 feet to a dead line.

Being the same property conveyed to Melinda Hester Walker, by Quit Claim Deed from Louis Hester, III, not married of record in Inst. No. 20170215-0015725, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is improved X property, known as 640 CARMEL AVENUE, MADISON, TN 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, his heirs and assigns forever; and I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my 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.

Witness my hand this 1st day of August, 2017.

BY: Melinda Hester Walker
MELINDA HESTER WALKER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for the said County and State, MELINDA HESTER WALKER, A SINGLE PERSON, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, who acknowledged the execution of the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville this 1st day of August 2017.

Notary Public

My Commission Expires:

WILLIAM TIMOTHY HILL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 3, 2020

RETURN TO:

WILLIAM TIMOTHY HILL
ATTORNEY AT LAW
PRICE, HILL & KOLARICH
201 FOURTH AVE NORTH STE 1800
NASHVILLE, TN 37219