THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

BILL GARRETT, Davidson County
Trans:T20170067212 DEEDWARR
Recvd: 08/04/17 08:55 2 pgs
Fees:13.00 Taxes:804.75
20170804-0079654

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Charlene Garrett 110 Northcrest Commons Circle Nashville, Tennessee 37211	Legacy Mutual Mortgage 3503 Paesanos Pkwy San Antonio, TX 78231	147-12-OA-110.00 CO

For and in consideration of the sum of Ten Dollars, cash paid in hand paid by the hereinafter named Grantee, and for other good and valuable consideration, the receipt of which is hereby acknowledged, we, **KENT L. WALTON AND NANCYE A. LANE, HUSBAND AND WIFE**, hereinafter called the Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto **CHARLENE GARRETT**, hereinafter called the Grantee, her heirs and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING ALL OF LOT NO. 110 NORTHCREST, PHASE ONE & TWO, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS AS DESCRIBED IN EXHIBIT "A" TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR NORTHCREST COMMONS HOMEOWNERS' ASSOCIATION, INC., OF RECORD IN INSTRUMENT NO. 20040615-0070835, OF THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR MORE COMPLETE DETAILS OF SAID UNITS.

Being the same property conveyed to Kent L. Walton and Nancye A. Lane, husband and wife, as joint tenants with rights of survivorship, by Warranty Deed, from Gallardia Properties, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20080428-0042906, recorded 04/28/2008, Davidson County Register of Deeds.

This is improved property known as 110 Northcrest Commons Circle, Nashville, Tennessee 37211 .

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, forever. GRANTOR covenants with said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise set out herein. We do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 our hands this 25 day of July, 2017:

Kent L. Walton

Nancye A. Lane

ACKNOWLEDGMENT

STATE OF CALIFORNIA
Los Angeles

COUNTY OF _____)

Jonathan D. Kramer, Notary Public

On JUL 25 2017, **2017** (insert date), before me, _____ (insert name and title of the officer) personally appeared **Kent L. Walton and Nancye A. Lane**, who proved to me on the basis of satisfactory evidence to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons, or the entity upon behalf of which the persons acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ (Seal)

Jonathan D. Kramer, Notary Public

JUL 25 2017
Jonathan D. Kramer, Notary Public
SEE ATTACHED NOTARY CERTIFICATE
Acknowledgment

Please leave the section below to be completed by Preparer:

STATE OF TENNESSEE

COUNTY OF Williamson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $217,500.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 28th DAY OF July, 2017:

Notary Public

My Commission Expires: 6/2/2018

LORI C. WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON