Bill Garrett Davidson County
Batch# 1335 DEEDWARR
09/15/2017 01:26:44 PM 2 pgs
Fees: $13.00 Taxes: $1,258.00
20170915-0094634

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr., Suite 290
Brentwood, TN 37027
17-1541

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $340,000.00

Affiant

JOSHUA A. TERRY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME THIS 13th day of September, 2017

Notary Public
Commission Expires: 1/13/20

Address of New Owner	Send Tax Bills To:	Map & Parcel
Richard Vallandingham 519 Southcrest Drive Nashville, TN 37211	new owner	147-15-0-165.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,
Peter L. Erickson, III and Lindsey B. Walker, husband and wife, as tenants in common with rights of survivorship
HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO
Richard Vallandingham and Angela P. Elliott, husband and wife
HEREINAFTER CALLED THE GRANTEES, THEIR 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 Lot No. 82 on the Plan of Whispering Hills, Section 1 of record in Plat Book 2331, Page (s) 82 through 84, inclusive, 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 Peter L. Erickson, III, unmarried and Lindsey B. Walker, unmarried, as tenants in common with rights of survivorship by Warranty deed from William Chadwick Poff, married of record in Instrument No. 20100301-0015296 Register's Office for Davidson County, Tennessee, dated February 26, 2010 and recorded on March 01, 2010. Peter L. Erickson, III and Lindsey B. Walker have since married and join in this conveyance as husband and wife.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 519 Southcrest Drive, Nashville, TN 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 GRANTEES, their heirs and assigns forever; and we so covenant with the said GRANTEES 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 herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons

whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 13th day of September, 2017.

Peter L. Erickson,, III

Lindsey B. Walker

STATE OF TENNESSEE ,
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Peter L. Erickson, III and Lindsey B. Walker** 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.

Witness my hand and official seal at Brentwood, Tennessee this 13th day of September, 2017.

JOSHUA A. TERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My Commission Expires: 1/13/20

(Notary Seal)