Bill Garrett Davidson County
Batch# 9893 DEEDWARR
10/10/2017 09:55:38 AM 2 pgs
Fees: $13.00 Taxes: $308.95
20171010-0103604

SolmonParks File No. 170164

	STATE OF TENNESSEE **COUNTY OF** Davidson The actual consideration or value, whichever is greater, for this transfer is $83,500.00. Affiant Subscribed and sworn to before me, this 6th day of October, 2017. Notary Public My commission expires: 7/6/20
(Notary Stamp)	

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

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
Damon LaDell Walls and Tonya Anita Walls	newowner	**051-15-0A-011.00-CO**
4 Wyndsor Ct.		
Hendersonville, TN 37075		

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,

The Quail Creek Homeowners' Association

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

Damon LaDell Walls and Tonya Anita Walls, husband and wife

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

Land in Davidson County, Tennessee, being Unit Number C-11 on the Plan of Quail Creek Condominiums, as shown as Exhibit "C" to the Master Deed of record in Plat Book 6328, Page 44, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to The Quail Creek Homeowners' Association by Successor Trustee's Deed deed from Scott D. Weiss, Successor Trustee of record in Instrument No. 20161101-0115160 Register's Office for Davidson County, Tennessee, dated October 26, 2016 and recorded on November 1, 2016.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: _____

SP 11/2015

This is improved property known as **420 Walton Lane, Unit C-11, Madison, TN 37115.**

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 any applicable Plan of record 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 6th day of October, 2017.

The Quail Creek Homeowners' Association

BY: _____
Robert Williams, Authorized Agent

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Robert Williams 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, on behalf of The Quail Creek Homeowners' Association, the bargainor(s), and who swore he is the Authorized Agent for The Quail Creek Home Owners Association and as such Authorized Agent is authorized to execute said instrument on it's behalf.

Witness my hand and official seal this 6th day of October, 2017.

_____
Notary Public
My Commission Expires: 11/19/2018

JONATHAN R. MEDLEY
STATE OF TENNESSEE NOTARY PUBLIC
WHITE COUNTY