This Instrument Prepared By:
Certified Document Solutions
c/o Attorney Thomas G. McCroskey
Tennessee Bar # 015569
17345 Civic Drive, Unit 1961
Brookfield, WI 53045

Return To After Recording:
Andre J. & Amber Walton
216 Solness Ave
Nashville, TN 37218

Reference Number: TN430262

Mail Tax Statements To:
Andre J. & Amber Walton
216 Solness Ave
Nashville, TN 37218

Property Tax ID#: 049-09-0A-020.00

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Bill Garrett Davidson County
Batch# 25808  DEEDQC
11/15/2017 11:04:30 AM    4 pgs
Fees: $22.00  Taxes: $0.00
20171115-0117398
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QUIT CLAIM DEED

For and in consideration of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, **ANDRE J. WALTON, A MARRIED MAN, JOINED BY HIS SPOUSE AMBER WALTON,** whose post office address is 216 Solness Ave, Nashville, TN 37218, as Grantor, and **ANDRE J. WALTON, AND AMBER WALTON, HUSBAND AND WIFE AS JOINT TENANTS** whose post office address is 216 Solness Ave, Nashville, TN 37218, as Grantee hereby conveys all right, title and interest that I may have in and to the following described real property located in Davidson County, Tennessee, to wit:

SEE COMPLETE LEGAL ATTACHED AS EXHIBIT "A"

PROPERTYADDRESS: 216 Solness Ave, Nashville, TN 37218

Being all of the same Property conveyed to Grantor by virtue of a Warranty Deed recorded January 12, 2005 among the Official Property Records of Davidson County, Tennessee as 20050112-0004492.

Whenever used, the singular name shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Exempt Pursuant to T.C.A. Code 67-4-409(a4).

IN WITNESS WHEREOF, the said Grantor has hereunto set their hands and seals on this 20th day of October, 2017.

Andre J. Walton

Amber Walton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 20TH day of OCTOBER, 2017, before me personally appeared Andre J. Walton and Amber Walton, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that such person executed the same as such person free act and deed.

Witness my hand, at offices, the 20TH day of OCTOBER, 2017

CLARISSA BLAKE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

Notary Public
My Commission expires: 1/8/19

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law.

Attorney Thomas G. McCroskey

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 209,900.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary audit.

Affiant

Subscribed and sworn to before me this 20TH day of OCTOBER, 2017 by ANDRE J. WALTON.

Notary Public
Commission Expires 1/8/19

CLARISSA BLAKE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

Name and address for person(s) responsible for taxes:

Andre J. Walton
216 Solness Ave
Nashville, TN 37218

Name and address of property owner:

Andre J. Walton
216 Solness Ave
Nashville, TN 37218

201711150117398

EXHIBIT "A"

THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

LOT 20, CREEKSIDE SUBDIVISION, AS SHOWN ON PLAT OF RECORD IN INSTRUMENT NO. 20040122-0008741 CORRECTED AT INSTRUMENT NO. 20041109-0135030, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THAT SAME PROPERTY CONVEYED TO ANDRE J. WALTON, UNMARRIED BY DEED FROM AFFORDABLE HOUSING RESOURCES, INC. DATED JANUARY 06, 2005 AND RECORDED JANUARY 12, 2005 IN INSTRUMENT NO. 20050112-0004492 IN THE OFFICE OF THE REGISTER OF DEEDS IN AND FOR DAVIDSON COUNTY, TENNESSEE.

Commonly Known As: 216 SOLNESS AVE, Nashville, TN 37218

Parcel ID: 049-09-0A-020.00