WARRANTY DEED

JILL BRANYAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 8, 2019

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $309,000.00

Angela Batson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of November, 2017.

Jill Branyan
Notary Public

MY COMMISSION EXPIRES: 07-08-2019

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Smart Title & Escrow, LLC, 256 Seaboard Lane, Suite D-101, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Rachel E. Hires	new owner	051-14-0-056.00
(NAME)	(NAME)	Bill Garrett Davidson County Batch# 31507 DEEDWARR 11/29/2017 03:22:16 PM 2 pgs Fees: $13.00 Taxes: $1,143.30
812 Lemont Drive		
(ADDRESS)	(ADDRESS)	20171129-0121907
Nashville, TN 37216		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, The Darrell C. Walters, Sr. and/or Sarah J. Walters Revocable Living Trust, Darrell C. Walters, Sr. and Sarah J. Walters, Trustees, dated September 25, 2003, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Rachel E. Hires and Matthew Hires, wife and husband, 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. 25 on the Plan of Section Five, Gra-Mar Acres, of record in Plat Book 2330, Page 19, 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 Darrell Case Walters, Sr. and wife, Sarah Jane Walters by Warranty Deed from Tommy W. Hart and Paulette H. Hart Hale, of record in Book 6127, page 413, Register's Office for Davidson County, Tennessee, dated August 30, 1983 and recorded on September 01, 1983 and further being the same property conveyed to The Darrell C. Walters, Sr. and/or Sarah J. Walters Revocable Living Trust, through Darrell C. Walters, Sr. and Sarah J. Walters, Trustees by Quitclaim Deed from Darrell C. Walters, Sr. and Sarah J. Walters, of record in Instrument No. 20031002-0145701, Register's Office for Davidson County, Tennessee, dated September 25, 2003 and recorded on October 02, 2003.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantees herein.

unimproved ☐

This is improved ☑ property, known as 812 Lemont Drive, Nashville, TN 37216
(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 GRANTEES, their heirs and assigns forever; and we do 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 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 27th day of November, 2017.

Darrell C. Walters, Sr. and/or Sarah J. Walters Revocable Living Trust, Darrell C. Walters, Sr. and Sarah J. Walters, Trustees, dated September 25, 2003

Jamie D. Walters
Trustee

Darrell C. Walters Jr.
Trustee

William R. Walters
Trustee

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 27th day of November, 2017, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Darrell C. Walters Jr., Jamie D. Walters, and William R. Walters**, with whom I am personally acquainted (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 they executed the same as their free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
07-08-2019

Notary Public

JILL BRANYAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 8, 2019

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: W-BR-11812