RETURN TO
GREENVUE TITLE & ESCROW, LLC
2207 CRESTMOOR ROAD
SUITE 101
NASHVILLE, TN 37215

Bill Garrett Davidson County
Batch# 38828 DEEDWARR
12/18/2017 02:12:04 PM 2 pgs
Fees: $13.00 Taxes: $1,609.50
20171218-0128706

Prepared by:

Steltemeier and Westbrook, PLLC
3326 Aspen Grove Drive, Suite 604
Franklin, Tennessee 37067

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $435,000.00.

Affiant

MARIA C MOORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2020

Subscribed and sworn to before me this 15th day of December, 2017.

Notary Public
My Commission Expires: ~~06/24/18~~ 3-3-2020

17-0584

Address of New Owner:	Send Tax Bills to:	Tax Information:
Andrew Walker	New Owner	
5309 B Illinois Ave		091-11-0-440.00
Nashville, TN 37209		

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, we

Kyle Felts, married,

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Andrew P. Walker, a single man and Jeffrey Walker, a married man, as tenants in common with rights of survivorship

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land located in Davidson County, Tennessee, being Lot No. 1220, of Block 177, Plan #1 of West Nashville, which is of record in Book 57, Page 173, Register's Office for Davidson County, Tennessee.

Said lot fronts twenty-five (25) feet on the South side of Illinois Avenue and extend back Southwardly between parallel lines one hundred fifty (150) feet to an alley.

Being the same property conveyed to Kyle Felts, married by Quitclaim deed from Kyle Felts, married of record in Instrument No. 20160808-0082415, Register's Office for Davidson County, Tennessee, dated August 05, 2016 and recorded on August 08, 2016.

The Subject property is neither the principle residence of Grantor nor his/her spouse nor any dependent.

Being also known as 5309 B Illinois Ave Nashville, Tennessee 37209.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **5309 B Illinois Ave, Nashville, TN 37209.**

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 ~~12th~~ 15th day of December, 2017.

Kyle Felts

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named **Kyle Felts, married**, the bargainor(s), with whom I am personally acquainted, and who acknowledged that the within instrument was executed for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this ~~12th~~ 15th day of December, 2017.

D. SHAYNE ADAIR
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

D. Shayne Adair, Notary Public
State of Tennessee at Large
My Commission Expires: 06/24/18