WARRANTY DEED

Bill Garrett Davidson County
Batch# 44758 DEEDWARR
01/05/2018 10:59:28 AM 2 pgs
Fees: $13.00 Taxes: $1,065.60

20180105-0001687

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

State of Tennessee
County of DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $288,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd day of January, 2018

Notary Public

MY COMMISSION EXPIRES: 7/6/20

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3325 Aspen Grove Drive, Suite 104, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Timothy McAllister Leanne McAllister	NEW OWNER	08700000500
(NAME)	(NAME)	
6660 Burkitt Road		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in 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, I/WE, **The Michael and Monica Wall Family Trust, Trustee, Inc., as Trustee,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Timothy McAllister and Leanne McAllister, 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 the 5th Civil District of Davidson County, Tennessee, described according to a survey by John Kohl & Company, dated July 29, 1977, as follows:

Tract A: Beginning at a point in the centerline of **Burkitt** Road, the southwest corner of this property; thence leaving said road North 4 degrees 52 minutes East 1254.0 feet to a point; thence South 88 degrees 27 minutes East 219.81 feet to a point; thence South 10 degrees 05 minutes West 818.36 feet to a point; thence South 4 degrees 52 minutes West 450.0 feet to a point in the centerline of **Burkitt** Road; thence with said centerline North 85 degrees 08 minutes West 56.6 feet to a point; thence continuing North 86 degrees 17 minutes West 88.4 feet to the point of beginning.

Being the same property conveyed to The Michael and Monica Wall Family Trust, Trustee, Inc., as Trustee from Michael Wall and Monica Wall by Quitclaim Deed of record in Instrument No. 20140530-0046387, Register's Office for Davidson County, Tennessee.

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

unimproved ☐

This is improved ☑ property, known as 6660 Burkitt Road, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE # BRE176660

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 my/our hands this 2nd day of January, 2018.

The Michael and Monica Wall Family Trust, Trustee, Inc.,
as Trustee PRESIDENT

BY KIRK WHITWORTH

State of Tennessee
County of RUTHERFORD

On this the 2nd day of January, 2018, before me, personally appeared Kirk Whitworth, President of Trustee Inc., as Trustee of The Michael and Monica Wall Family Trust, to me known to be the person described in and who executed the foregoing instrument and who acknowledged the execution of same to be his free act and deed.

WITNESS my hand and seal this 2nd day of January, 2018.

Notary Public
My Commission Expires:

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 12-20-[illegible]

File No.: 12808