Bill Garrett Davidson County
Batch# 63977 DEEDWARR
03/01/2018 11:14:56 AM 2 pgs
Fees: $13.00 Taxes: $148.00
20180301-0019268

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Rutherford

The actual consideration or value, whichever is greater is $40,000.00.

Affiant

JASON R. JONES STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Subscribed and sworn before me this the 28th day of February, 2018.

Notary Public
My commission expires: 8/16/2020

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Music City Handymen, LLC 401 Center Street Old Hickory, TN 37138	Music City Handymen, LLC 401 Center Street Old Hickory, TN 37138	064-09-0 028.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, WILLIAM STANLEY WALPOLE, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to MUSIC CITY HANDYMEN, LLC, a Tennessee limited liability company, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Being a certain parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being the easterly part of Lots Nos. 23, 25, 27, and 29 of Block "K" on the map of Hadley's Bend City, as of record in Book 421, Page 120, Register's Office for Davidson County, described as follows:

Beginning at the northwest corner of Commerce Street and the alley East of Hermitage Street, Being the Southeast corner of Lot 29; Thence with the westerly margin of said alley northwardly 120 feet more or less to the corner of lots 22 and 23; thence with the line between said two lots westwardly 100 feet to the easterly line of the property conveyed to Ida Morgan by deed from N. McKay Bryan and wife, of record in Book 836, Page 299, said Register's Office; thence with said line, southwardly 84 feet more or less to the Northerly margin of commerce street; thence with same, eastwardly 106 feet more or less to the beginning.

Being the same property conveyed to B.O. Walpole and wife, Elizabeth C. Walpole by deed from Lewis L. Hurt and J. Morgan Hurt, Executors of the Estate of Daisy J. Hurt, of record in Book 2440, Page 493, Register's Office for Davidson County, Tennessee.

The said B.O. Walpole died on October 18, 1984, leaving the above described property to Elizabeth C. Walpole by tenancy by the entirety. The said Elizabeth C. Walpole a/k/a Elizabeth Pauline Walpole died intestate on November 3, 1996, leaving the above descried property to her heirs at law through intestate succession, as further referenced by Affidavit of Heirship of record in Instrument Number 20180301-0019266, Register's Office for Davidson County, Tennessee.

Also being the same property conveyed to William Stanley Walpole by Quitclaim Deed from Samuel Hugo Walpole, Howard Everett Walpole, Joyce Pearline Campbell, Paul Alvah Walpole, Virginia Hope Howell, Judy Roberts, Richard Dale Walpole and Bernice Lee Walpole, of record in Instrument Number 20180301-0019267, Register's Office for Davidson County, Tennessee.

WSW

The subject property has not served as the primary residence of Grantor or any of the above named heirs at law.

Subject to all Easements and Restrictions of record.

THIS IS X IMPROVED ___UNIMPROVED PROPERTY KNOWN AS 206 Commerce Street, Old Hickory, TN 37138.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 28th day of February, 2018.

William Stanley Walpole

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, William Stanley Walpole, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 28th day of February, 2018.

My commission expires:

9-10-2018

Notary Public

BENJAMIN SEAMON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY