WARRANTY DEED

Bill Garrett Davidson County
Batch# 83748 DEEDWARR
04/23/2018 01:59:32 PM 2 pgs
Fees: $13.00 Taxes: $802.90

20180423-0038059

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $217,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 18 day April of

Notary Public

MY COMMISSION EXPIRES 10-7-19
(AFFIX SEAL)

ALISON RODGERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Green Hills , 30 Burton Hills, Suite 210, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Malcolm Bradley Bratcher	new owners	043 14 0 113.00
(NAME)	(NAME)	
241 Lanier Drive		
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Two Hundred Seventeen Thousand And No/100 Dollars ($217,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Kristen Walker and Roosevelt Walker, Jr., wife and husband**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Malcolm B Bratcher**, and Linda P Bratcher, unmarried 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:

Being a tract of land located in the 9th Civil District of Davidson County, Tennessee, and being more particularly described as follows:

Beginning at an iron pin at the base of a concrete wall, in the eastern right-of-way Lanier Drive, being the southwest corner of a tract owned by Benjamin Rodriguez as of record in deed book 105161 page 579 R.O.D.C., TN., and being the northwest corner of this tract, Thence: S 82 deg 22 min 40 sec E, 212.89' to an iron pin(O). Thence: S 06 deg 42 min 00 sec W, 142.00' to an iron pin at the end of a concrete wall, being the northeast corner of a tract owned by Eric Lillard as of record in instrument book 200301060001567 R.O.D.C., TN., THENCE: N 70 deg 06 min 00 sec W, 231.36' to an iron pin (O), in the eastern right-of-way of Lanier Drive, Thence: with said right-of-way, N 14 deg 12 min 50 sec E, 99.99' to the point of beginning containing 0.6191 square feet as per a survey by C&K Surveyors LLC, dated 8/28/2015.

File Number: GRN-181917SSO

Being the same property conveyed to Roosevelt Walker Jr. and Kristen Walker by Warranty Deed from R&R Renovations, Inc. dated September 9, 2015 and recorded September 11, 2015 as Instrument No. 20150911-0092460, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 241 Lanier Drive, Madison, TN 37115

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, has 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 18 day of April 2018

Kristen Walker

Roosevelt Walker, Jr.

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Kristen Walker and Roosevelt Walker, Jr., wife and husband, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 18th of April, 2018.

Notary Public

My Commission Expires:

(SEAL)

HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires July 6, 2020

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