30726-8

Box 14

Prepared by:
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Attorney at Law
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615-794-5644

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $263,000.00

Affiant

Subscribed and sworn to before me this 3 day of May, 2018.

Notary Public
My commission expires: 1/17/21

Bill Garrett Davidson County
Batch# 88232 DEEDWARR
05/04/2018 11:14:10 AM 2 pgs
Fees: $13.00 Taxes: $973.10
20180504-0042770

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Address of New Owner:	Send Tax Bills to:	Tax Information
Claci Ayers Walls	Republic Bank & Trust Co.	133-06-0-084-00
3518 Sanford Avenue	601 W. Market St.	
Nashville, TN 37211	Louisville, Kentucky 40202	

Warranty Deed

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged **Adelicia Graham, a single woman** hereinafter referred to as Grantor(s), has bargained and sold, and does hereby transfer and convey to **Claci Ayers Walls and Drew Nicholas Walls A/K/A Drew Walls, wife and husband,** hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 30 on the Map of D.M. Mincy's Addition to Flatrock, of record in Plat Book 974, Page 24, Register's Office for Davidson County, Tennessee, and part of the alley that was closed by Metro Ordinance No. 080-202, of record in the Metro County Court Clerk's Office for said county. Together with the Driveway Easements of record in Book 6386, Page 971 and Book 9948, Page 14, said Register's Office.

Said Lot No. 30 fronts 50 feet on the Easterly side of Sanford Avenue and runs back 183.50 feet on the Northerly line and 183.05 feet on the Southerly line to an alley in the rear on which it measures 50 feet.

Being the same property conveyed to Adelicia Graham, a single woman, by Warranty Deed from Seanache Homes, Inc. of record in Instrument No. 20150713-0068060 and dated July 10, 2015.

This conveyance is made subject to the following:

1. Plat- All matters appearing on the plan of D.M. Mincy's Addition to Flatrock and 6 feet of an alley being the said lot which was closed in Bill 80-202, as of record in Book 547, Page 24, Register's Office of Davidson County, Tennessee.

2. Driveway Easement of record in Book 9948 Page 14.

3. Driveway Easement of record in Book 6386 Page 971.

This property is improved property known as 3518 Sanford Avenue, Nashville, TN 37211

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) 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. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

In Witness Whereof, the said, **Grantor**, hereunto set by hands and seals this 1st day of May, 2018.

Adelicia Graham

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 1st day of May, 2018, before me personally appeared Adelicia Graham, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Witness my hand, at Brentwood, Tennessee, this 1st day of May, 2018.

Notary Signature
My commission expires: 2/25/19