Bill Garrett Davidson County
Batch# 93295 DEEDWARR
05/17/2018 08:22:30 AM 3 pgs
Fees: $18.00 Taxes: $736.30
20180517-0047042

WARRANTY DEED

ASHLEE D. PAGE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $199,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 16 DAY OF MAY, 2018.

Notary Public

MY COMMISSION EXPIRES: 9/10/18
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Heather J. Smith	Heather J. Smith	
(NAME)	(NAME)	075120F06700CO
735 Tulip Grove Rd. #231	735 Tulip Grove Rd. #231	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Hermitage, TN 37076	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Tim Walter and Melissa Walter, Husband and Wife**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Heather J. Smith, unmarried,** HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot 67 AKA Unit 231, Tulip Cove Townhomes, as shown on plat of record in Exhibit B of Instrument No. 20050525-0059119, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

FOR INFORMATION PURPOSES ONLY: 735 Tulip Grove Rd., #231, Hermitage, TN 37076

Being the same property conveyed to Tim Walter and Melissa Walter by virtue of that certain Special Warranty Deed dated February 15, 2008, and being of record at Instrument No. 20080219-0015857 in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved _
This is improved x property, known as 735 Tulip Grove Rd. Apt 231 Hermitage, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 hand this 16th day of May, 2018.

Tim Walter, by Andrew McDonald, Attorney-In-Fact
Tim Walter, by Andrew McDonald, Attorney-In-Fact

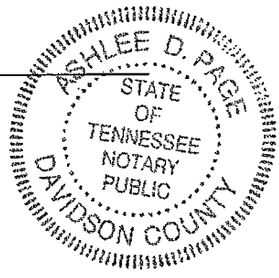
Melissa Walter, by Andrew McDonald, Attorney-In-Fact
Melissa Walter, by Andrew McDonald, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 16th day of May, 2018, before me personally appeared Andrew McDonald, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Tim and Melissa Walter, and who acknowledged that he executed the same as the free act and deed of Tim and Melissa Walter.

WITNESS my hand and official seal at office this 16th day of May, 2018.

Ashlee D Page
Notary Public



My Commission Expires: 9/10/18

STATE OF TENNESSEE
COUNTY OF DAVIDSON

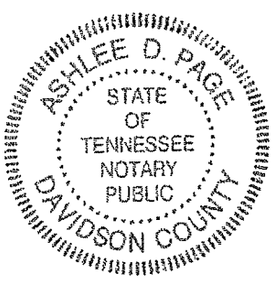
Andrew McDonald, being first duly sworn, makes oath in accordance with T.C.A. Section 34-6-105(c), that he did not have at the time of the exercise of the powers of attorney actual knowledge of the termination of the power by revocation or of the death of Tim Walter or Melissa Walter, the principals.

This 16 day of May, 2018.

Andrew McDonald

Sworn to and subscribed before me by Andrew McDonald this 16th day of May, 2018.

Ashlee D Page
Notary Public
My Commission Expires 9/10/18



Certificate of Authenticity

I, ASHLEE D PAGE, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Ashlee D Page

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Venikkia Cunningham, a notary public for this county and state, Ashlee D. Page, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9/25/19.

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019