Bill Garrett Davidson County
Batch# 98542 DEEDWARR
05/31/2018 10:50:56 AM 2 pgs
Fees: $13.00 Taxes: $1,035.63
20180531-0051865

This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Eldon E. Walker &
5449 Village Way
Nashville, TN 37211

SEND TAX BILL TO:
Quicken Loans, Inc.
1050 Woodward Ave.
Detroit, MI 48226-1906

MAP/PARCEL 161-10-0A-083.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid by hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **H. Joseph Brackman, unmarried, hereafter called the GRANTORS,** have bargained and sold, and by these presents, do transfer and convey unto **Eldon E. Walker , a single man, hereafter called the GRANTEE,** his heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 7 on the Plan of Villages of Brentwood, Phase One of record in Plat Book 5200, Page 613, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to H. Joseph Brackman, unmarried by Warranty deed from Michael J. Turner and wife, Laura Turner of record in Book 8488, page 809, Register's Office for Davidson County, Tennessee, dated November 15, 1991 and recorded on November 19, 1991.

This is improved property known as: **5449 Village Way, Nashville, Tennessee 37211**

THIS CONVEYANCE is made subject to all taxes, taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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, her heirs and assigns, forever; and,

GRANTORS do covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTORS, do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE his heirs and assigns, against the lawful claims of all persons whomsoever. Possession to be given ~~31st~~ 29th day of May, 2018.

WITNESS MY HAND on this the ~~31st~~ 29th day of May, 2018

H. Joseph Brackman

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **H. Joseph Brackman** , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that he/she/they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this ~~31st~~ 29th day of May, 2018.

NOTARY PUBLIC

BEVERLY J. HEATHERLY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 10-07-19

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Wilson (eqr)

The actual value or consideration, whichever is greater, for this transfer is $279,900.00.

AFFIANT

Subscribed and sworn to before me this the ~~31st~~ 29th day of May, 2018.

NOTARY PUBLIC

My Commission Expires: 10-07-19

BEVERLY J. HEATHERLY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

File No: 180369