Prepared by:

Steltemeier and Westbrook, PLLC
3326 Aspen Grove Drive, Suite 604
Franklin, Tennessee 37067

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON COUNTY

The actual consideration or value, whichever is greater, for this transfer is $416,000.00.

Affiant

Subscribed and sworn to before me this 2nd day of August, 2018.

Carmen Coats
Notary Public
My Commission Expires:

18-0306

Address of New Owner:	Send Tax Bills to:	Tax Information:
Christopher B. Allwardt	GUARANTY TRUST COMPANY	
709 Stirrup Court	316 ROBERT ROSE DRIVE	142-03-0-015.00
Nashville, TN 37221	MURFREESBORO, TN 37129	

Bill Garrett Davidson County
Batch# 124996 DEEDWARR
08/06/2018 03:17:08 PM 2 pgs
Fees: $13.00 Taxes: $1,539.20
20180806-0077229

WARRANTY DEED

For and in 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

Steven Willis and wife, Wendy Willis, husband and wife,

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Christopher B. Allwardt and Vanessa Allwardt, husband and wife,

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Lot 353 of the Walnut Hill Manor Subdivision, Section 1, as shown by a map of record in Plat Book 4460, page 108 in the Davidson County, Tennessee Register of Deeds Office.

Also conveyed herein are all rights granted and conveyed relative to driveway usage as set forth in instrument of record in Book 11263, page 454, in the Davidson County, Tennessee Register of Deeds office.

Being the same property conveyed to Steven Willis, by deed dated March 29, 2002 and filed of record on April 2, 2002 from William Terry Dixon and wife, Jeanie L. Dixon, of record in Instrument Number 20020402-0039845, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **709 Stirrup Court, Nashville, TN 37221.**

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 our hands this 2nd day of August, 2018.

Steven Willis

Wendy Willis by Steven Willis, as Attorney-in-fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named **Steven Willis**, the bargainor(s), with whom I am personally acquainted, and who acknowledged that the within instrument was executed for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 2nd day of August, 2018.

D. SHAYNE ADAIR STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

, Notary Public
WILLIAMSON COUNTY
My Commission Expires: 6/13/2022

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Steven Willis, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the attorney in fact for Wendy Willis and that he is authorized by Wendy Willis to execute this instrument on his/her behalf.

Witness my hand and seal at Franklin, Tennessee, this 2nd day of August, 2018.

Notary Public

My Commission Expires: 6/13/2022

SHAYNE ADAIR STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY