G#31260-3 Box 14

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
Suite 290
Brentwood, TN 37027
B18-2066

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $472,400.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 26th day of October, 2018

Notary Public

Commission Expires: 7-8-2019

ORYLYN S. PRIEST STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Karen Y Johnson Davidson County
Batch# 154620 **DEEDWARR**
10/29/2018 09:30:49 AM 2 pgs
Fees: $13.00 Taxes: $1,747.88

20181029-0106654

Address of New Owner	Send Tax Bills To:	Map & Parcel
Robert Donald Walker 2624 Miami Avenue Nashville, TN 37214	F&M Bank 50 Franklin St. Clarksville, TN 37040	052-13-0-046.00

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, I,

Russell Boothe, a married man

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Robert Donald Walker, an unmarried man

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:

LAND in Davidson County, Tennessee, being all of Lot No. 44 on the Map of Woodale Grove Annex, a subdivision in the Third Civil District of Davidson County, Tennessee, a plan of which is of record in Book 547, Pages 109 and 110, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 44 (erroneously described as Lot 45 on said Deed) fronts 50 feet on the southeasterly side of Miami Avenue and extends back between parallel lines, 150 feet to the northwesterly boundary line of the Open Space of River Glen, Phase IV, Section 2, as shown on Plat recorded in Plat Book 9700, Page 858, in the Register's Office for Davidson County, Tennessee,

INCLUDED in the above described real property, but thereby expressly EXCLUDED therefrom a parcel of land sold to the Metropolitan Government of Nashville and Davidson County, Tennessee, not of record.

BEING a portion of the same property conveyed to Russell Boothe and Larry George as Tenants in Common by Warranty Deed from Benjamin A. Doochin, Successor Trustee under the Marital Trust under the Last Will and Testament of Julius Doochin, deceased, of record in Instrument No. 20160126-0007564, Register's Office for Davidson County, Tennessee, dated January 26, 2016 and recorded on January 26, 2016. (Value of consideration shown in aforementioned deed $65,000.00.)

BEING the same property conveyed to Russell Boothe by Quitclaim Deed from Larry George of record in Instrument No. 20170808-0081285, Register's Office for Davidson County, Tennessee, dated August 03, 2017 (Value of consideration shown in aforementioned deed $0.00.) Being also known as 2624 Miami Avenue, Nashville, Tennessee 37214. Being also known as 2624 Miami Avenue, Nashville, Tennessee 37214.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 2624 Miami Avenue, Nashville, TN 37214

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Russell Boothe, hereby affirms that the above described property was never the primary residence of himself, nor his spouse Angie Boothe. Said property was used for investment purposes only.

Dated this the 26 day of October, 2018.

Russell Boothe

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Russell Boothe** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 26 day of October, 2018.

Notary Public
My Commission Expires: 1-13-20

(Notary Seal)

CHRIS MULE'
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY