THIS INSTRUMENT PREPARED BY:

LAW OFFICE OF DAVID A. CHILDRESS, P.C.
102 Woodmont Blvd., Suite 200
Nashville, TN 37205
615.386.9235

Karen Y Johnson Davidson County
Batch# 154621 DEEDWARR
10/29/2018 09:32:28 AM 3 pgs
Fees: $18.00 Taxes: $3,145.00

20181029-0106656

J ANDERSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY COMMISSION EXPIRES SEPTEMBER 6, 2022

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
The actual consideration or value whichever is greater, for this transfer is $850,000.00.

AFFIANT

Subscribed and sworn to before me this 25 day of October 2018.

Notary Public
My Commission Expires:

Address New Owner(s) As Follows:	Send Tax Bills To:	Map-Parcel Numbers
Robert D. Clark et ux 812 Lealand Court Nashville, Tennessee 37204	New Owner	132-01-0C-007.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, I,

SHANNON D. WALKER, unmarried

(herein referred to as "Grantor"), have bargained and sold, and by these presents do hereby transfer and convey unto

ROBERT D. CLARK and BRENDA F. CLARK, husband and wife

(herein referred to as "Grantees"), Grantees' heirs and assigns, a certain tract or parcel of land located in Davidson County, Tennessee, described as follows, to-wit:

Being Lot No. 7 on the Final Plat of Section One Lealand Hall, of record in Instrument No. 20080220-0016769, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed by Special Warranty Deed from DREES PREMIER HOMES, INC. to SHANNON D. DANNER and husband, JAMES WALKER, not as tenants by the entirety, but as tenants in common as their interest may appear, dated November 5, 2009, of record in Instrument No. 20091105-0102609, Register's Office for Davidson County, Tennessee.

Being the same property conveyed by Quitclaim Deed from SHANNON D. DANNER, NOW KNOWN AS SHANNON D. WALKER, and husband, JAMES WALKER, ALSO KNOWN AS JAMES S. WALKER, to JAMES S. WALKER and SHANNON D. WALKER, husband and wife as tenants by the entirety, dated June 5, 2013, of record in Instrument No. 20130621-0063960, Register's Office for Davidson County, Tennessee.

Being the same property vested by Final Decree of Divorce from JAMES STANLEY WALKER to SHANNON DANNER WALKER, dated May 30, 2018, of record in Instrument No. 20180615-0057817, Register's Office for Davidson County, Tennessee.

Being the same property conveyed by Quitclaim Deed from JAMES S. WALKER to SHANNON D. WALKER, dated May 16, 2018, recorded on October 4, 2018, of record in Instrument No. 20181004-0098791, Register's Office for Davidson County, Tennessee.

SHANNON D. WALKER and SHANNON DANNER WALKER are one and the same person.

JAMES S. WALKER and JAMES STANLEY WALKER are one and the same person.

This legal description is the same as used in the previous deed of record.

THIS conveyance is subject to all easements, applicable zoning ordinances, building restrictions, restrictive covenants and conditions, and other matters of public record, including the following:

1. Davidson County taxes and assessments for the year 2019 and subsequent years, not yet due and payable;

2. Matters shown on the Final Plat of Section One, Lealand Hall, as recorded in Instrument No. 20080220-0016769, Register's Office for Davidson County, Tennessee;

3. Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20070323-0035198;

4. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Rolling Meadows, as recorded in Book 1424, pages 98-99, Register's Office for Davidson County, Tennessee;

5. Stormwater Detention Agreement of record in Instrument No. 20060627-0076705, Register's Office for Davidson County, Tennessee; and

6. Water Line Easement of record in Book 1141, page 378, Register's Office for Davidson County, Tennessee.

BEING improved property, known as 812 Lealand Court, Nashville, Tennessee 37204.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the GRANTEE, GRANTEES' heirs and assigns, forever; and GRANTOR does covenant with the said GRANTEE that GRANTOR is 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 forth. GRANTOR does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to 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.

IN WITNESS WHEREOF, the Grantor has executed this instrument this 22nd day of October 2018.

Shannon D. Walker
SHANNON D. WALKER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, the undersigned authority, a Notary Public for said county and State, SHANNON D. WALKER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purpose therein contained.

WITNESS my hand at office, this 22nd day of October 2018.

Don A. Childress
NOTARY PUBLIC

DAVID A. CHILDRESS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 7/8/2019