Karen Y Johnson Davidson County
Batch# 157080 DEEDWARR
11/06/2018 12:10:27 PM 2 pgs
Fees: $13.00 Taxes: $925.00
20181106-0109958

THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
1000 Pleasant Grove Place, Ste. 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER
William D. Akin
3265 Earhart Road
Hermitage, TN

MORTGAGEE

SEND TAX BILLS
Owner

MAP-PARCEL:
098-00-0-063.00

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 of which is hereby acknowledged, I/we, **Donald Lee Walter, as devisee under the Last Will and Testament of Bobbi Walter,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **William D. Akin, unmarried,** 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 the 4th Civil District of Davidson County, Tennessee, being described according to a copy of a survey made by William Collier Parrish Associates, dated 2 February 1957, as follows:

Beginning at a point in the center line of Earhart Road or Pike at an iron pin, the southwest corner of the Obie Kelley Property, being 256 feet south from the center line of John Hager Road, as measured along the center line of Earhart Pike or Road, around a slight survey; thence with Kelley's south line along a fence, south 83248 37' east 650.4 feet to a large corner post in the west line of the Vera Cook Property; thence with her west line, or along a fence, south 3° 38' west 279 feet to a post opposite a 16' elm pointer, being the northeast corner of the John Cook property; thence with his north line, north 88° west 628.4 feet to the center line of Earhart Pike or Road; thence with the center line of the same, as follows: North 2° 10' west 85.4 feet; thence north 1° 52' east 194.6 feet; north 3248 41' west 49.3 feet to the point of beginning, containing 4.5 acres, more or less.

Being the same property conveyed to Kirby Walter and wife, Bobbi Walter, by deed of record in Book 4618, Page 589, Register's Office for Davidson County, Tennessee.

Said Kirby Walter died June 13, 1991 leaving Bobbi Walter as surviving tenant by the entirety. Bobbi Walter died July 30, 2018 leaving Donald Lee Walter as Devisee under the Last Will and Testament of Bobbi Walter, of record in Probate Court for Davidson County, Tennessee.

This conveyance is subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including restrictive covenants of record; easements, covenants conditions and all matters and notes as shown on the plan of record, Register's Office for Davidson County, Tennessee.

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

Property Taxes for the current year have been agreed to by the parties and will be paid for by the grantee.

This is improved property known as **3265 Earhart Road Hermitage, TN 37076.**

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 5th day of November, 2018.

Donald Lee Walter DEVISEE

Donald Lee Walter

STATE OF Tennessee
COUNTY OF Wilson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Donald Lee Walter, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 5th day of November, 2018.

NOTARY PUBLIC

My Commission Expires: 9/22/20

ELIZABETH G. COOPER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF Tennessee
COUNTY OF Wilson

The actual consideration or value, whichever is greater for this transfer is $250,000.00.

Susan A. Basham (sister)

AFFIANT

Subscribed and sworn to before me this 5th day of November, 2018.

NOTARY PUBLIC

ELIZABETH G. COOPER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY