Karen Y Johnson Davidson County
Batch# 172805 DEEDWARR
12/12/2018 08:43:30 AM 3 pgs
Fees: $18.00 Taxes: $2,627.00
20181212-0120768

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 181018302

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is:$710,000.00.

Affiant

Subscribed and sworn to before me, this30th day of November, 2018.

Notary Public
My Commission Expires: May 22, 2019

MICHELLE LEE PEPPER NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 1309315

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Christopher Demery and Elizabeth Demery 144 Vaughns Gap Road Nashville TN 37205	New Owner	Tax Parcel ID No. 129 07 0 006.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Ulysses Christopher Walls, Trustee of the Ulysses Christopher Walls Revocable Living Trust, u/a/d July 15, 2011** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Christopher Demery and Elizabeth Demery, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Lot 5 on the Plan of Vaughns Gap Valley as recorded in Book 7900, Page 90, Register's Office for Davidson County, Tennessee.

Being the same property conveyed by Deed of Correction from Ulysses Christopher Walls to Ulysses Christopher Walls Revocable Living Trust, Dated July 15, 2011, as recorded on the 26th day of June, 2013 in Instrument No. 20130626-0065662; Quit Claim Deed from Ulysses Christopher, a single man to Ulysses Christopher Walls Revocable Living Trust dated July 15, 2011, as recorded on the 29th day of July, 2011 in Instrument No. 20110729-0058421 and Warranty Deed from Minnerly Wise, LLC to Ulysses Christopher Walls, as recorded on the 4th day of February, 2005 in Instrument No. 20050204-0013389, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Deed of Conveyance to Metropolitan Government of Nashville and Davidson County Department of Water and Sewerage Service for Sanitary Sewer Lines recorded in Book 8127, Page 749.

This is improved property located at 144 Vaughns Gap Road Nashville TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 30th day of November, 2018.

The Ulysses Christopher Walls Revocable Living Trust, u/a/d July 15, 2011

By: Ulysses Christopher Walls
Ulysses Christopher Walls, Trustee

STATE OF Michigan
COUNTY OF Grand Traverse

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ulysses Christopher Walls, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is a trustee of the Ulysses Christopher Walls Revocable Living Trust, dated July 15, 2011, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at Office, this 30th day of November, 2018

Anne K Begg
Notary Public

ANNE K. BEGG Notary Public
Grand Traverse County, Michigan
Acting in Grand Traverse County
My Commission Expires: 11/12/2024

CERTIFICATE OF AUTHENTICITY

I, Donald R. Barrett, Jr., do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

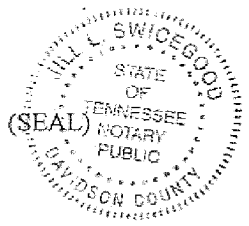
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L Swicegood, a notary public in and for the aforesaid county and state, the within named Donald R. Barrett, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



(SEAL)

Notary Public

My Commission Expires: July 9, 2022

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