Name and Address of New Owner:
John Moran
420 Walton Lane J45
Madison TN 37115
Send Tax Bills To:
John Moran
420 Walton Lane J-45
Madison, TN 37115
This Instrument Prepared By:
Dellana Lowhorn
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 051150A04500CO

Karen Johnson Davidson County
Batch# 198738 DEEDWARR
02/25/2019 12:40:30 PM 3 pgs
Fees: $18.00 Taxes: $303.40
20190225-0016882

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Damon Lodell Walls and wife, Tonya Anita Walls**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **John Moran,** "the Grantee," the following described real estate in Davidson County, Tennessee:

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

Land in Davidson County, Tennessee, being Unit No. J45 on the Plan of Quail Creek Condominiums of record in Plat Book 6328, Page 89-90, in the Register's Office for Davidson County, Tennessee, together with an undivided interest in the common elements of The Quail Creek Homeowner's Association, all as described in Book 6328, Page 44, et. seq., for said County, to which reference is made for a more complete description.

Being the same property conveyed to Damon Lodell Walls and wife, Tonya Anita Walls by Warranty Deed from Estate of Kenneth Duwane Garner and Susan L. Garner and K. David Garner and Michael D. Garner, recorded on October 04, 2016, of record in Instrument 20161004-0104574, Register's Office for Davidson County, Tennessee.

This is improved property known as 420 Walton Lane J-45, Madison, TN 37115-5334.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 15th day of February, 2019.

(SEAL)
Damon L. Walls

(SEAL)
Tonya Anita Walls

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 15th day of February, 2019, before me personally appeared Damon L Walls and Tonya Anita Walls, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Witness my hand, at office, this 15th day of February, 2019.

DELLANA LOWHORN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Signature
My commission expires: 3-8-2021

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $82,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
15th day of February, 2019.

Notary Public
My commission expires: 3-8-2021
File No. 2019-128

DELLANA LOWHORN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

True Copy Certification

I, Dellana Lowhorn, do hereby make an oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, S Thompson, a notary public for this county and state, Dellana Lowhorn, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 12.03.19