WARRANTY DEED

Karen Johnson Davidson County
Batch# 560250 DEEDWARR
01/25/2021 11:54:00 AM 2 pgs
Fees: $13.00 Taxes: $758.50

20210125-0010567

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$205,000.00**.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF JANUARY 2021.

Notary Public

MY COMMISSION EXPIRES: 7/9/22
(AFFIX SEAL)

PAM McBROOM STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
The Closing Company Title & Escrow LLC
8005 Church Street E, Ste 219
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Music City Financial, LLC	**Same as Owner**	**096-09-O-022.00**
(NAME)	(NAME)	
828 Royal Pkwy, Ste 204		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, SAMUEL l. WALLS AND WIFE, RUTH H. WALLS, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MUSIC CITY FINANCIAL, LLC 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 Lot No. 205 on the Plan of Woodberry Park, as of record in Book 2133, pages 117, 118, 119, Register's Office for Davidson County, Tennessee described as follows: BEGINNING on the northwesterly margin of Lorna Drive at the corner of Lot Nos. 205 and 206; thence with the line between said two lots, northwestwardly 135 feet to the corner of Lot Nos. 205, 206 and 207; thence with the line between Lots Nos. 205 and 207; northeastwardly 59 feet to the corner of Lot Nos. 205, 207, 209, and 210; thence with the line between Lot Nos. 205 and 210, eastwardly 60 feet to the corner of Lot Nos. 204 and 205; thence with the line between two said lots, southeastwardly 160 feet to the northwesterly margin of Lorna Drive; thence with same, northwestwardly 112 feet to the beginning.

Being the same property conveyed to Samuel L. Walls and wife, Ruth H. Walls by Warranty Deed, from John H. Baker, a widower, executed May 14th, 1993, recorded May 18th, 1993, of record in Book 8951, page 106, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as **403 Lorna Drive** (House Number) (Street) (P.O. Address) **Nashville, TN** (City or Town) **37214** (Postal Zip)

This conveyance is made subject to any conditions, easements or other matters of record in the Register's Office for Davidson County Tennessee, including but not limited to (a) 2021 real property taxes have been prorated and assumed by the buyer and (b) all matters appearing on the plan of record in Book 2133, pages 117, 118 and 119, said Register's Office.

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 my hand this 22nd day of January 2021.

Samuel L Walls
Samuel L. Walls

Ruth H. Walls
Ruth H. Walls

ACKNOWLEDGMENT

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, of said County, Samuel L. Walls, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 22nd day of January 2021.

Commission expires: 7/9/22

PAM McBROOM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Pam McBroom
Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, of said County, Ruth H. Walls, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 22nd day of January 2021.

Commission expires: 7/9/22

PAM McBROOM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Pam McBroom
Notary Public