WARRANTY DEED

PATRICIA NICHOLLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$182,500.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF OCTOBER, 2007.

Notary Public

MY COMMISSION EXPIRES: 1/24/09

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
MICHAEL J. PHILBIN, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rita A. Walker	NEW OWNER	**141-6-A-14CO**
(NAME)	(NAME)	
604 Poplar Valley Court		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	,	
(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, WE, **Kimberly R. Keith n/k/a Johnson and husband, Keith Johnson**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Rita A. Walker**, 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. 23, Poplar Ridge Subdivision, Revised, Section I, of record in Book 7900, page 206, 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 to Kimberly R. Keith by deed dated May 24, 2001 from Aaron P. Doerr and wife, Christina M. Doerr of record in Instrument No. 20010529-0055311, said Register's office.

Kimberly R. Keith is now known as Kimberly R. Johnson. Her husband, Keith Johnson, joins in this conveyance to release any rights he may have in the subject property, especially his marital rights.

Subject to current years taxes, restrictions, easements, covenants and/or rights of way of record in said Register's office.

unimproved ☐

This is improved ☒ property, known as **604 Poplar Valley Court, Nashville, TN 37221**

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 ~~24th~~ 26th day of October, 2007.

Keith Johnson

Kimberly R. Johnson

Davidson County DEEDWARR
Recvd: 10/30/07 12:51 2 pgs
Fees:13.00 Taxes:675.25

20071030-0127866

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Keith Johnson and wife, Kimberly R. Johnson, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 24TH DAY OF OCTOBER, 2007.

Commission expires: 3-21-09

Laura B Rininger

Notary Public

