BILL GARRETT, Davidson County
Trans:T20170062771 DEEDWARR
Recvd: 07/21/17 14:23 2 pgs
Fees:13.00 Taxes:851.00

20170721-0074076

WARRANTY DEED

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 12-20-2020

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $230,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of July, 2017.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division; 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Timothy S. Russell	Churchill Mortgage Corporation	098 05 0 085.00
(NAME)	(NAME)	
6061 Port Anadarko Trail	7101 Old Hickory Blvd, Ste. 400	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Dr. Anne Walker, Personal Representative of the Estate of June Frances Walker**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Timothy S. Russell and Shelley L. Russell**, hereinafter called the GRANTEE(S), 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. 199, on the plan of Section Thirteen, Lake Park Subdivision, of record in Plat Book 4955, Page 97, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Kenneth J. Walker and wife, June F. Walker by Warranty Deed from B and K Construction Company, Incorporated, dated 08/11/1980 recorded 08/14/1980, of record in Book 5637, Page 57, in the Register's Office for Davidson County, Tennessee. Kenneth J. Walker died on 11/18/2009, leaving June F. Walker as the sole surviving tenant by the entirety. The said June F. Walker having since died testate leaving Dr. Anne Walker as the Personal Representative for the Estate of June Frances Walker by Probate Order Number 17P 957.

Subject to all matters shown on the plat of record in Plat Book 4955, Page 97; Covenants, conditions, easements and restrictions of record in Book 5187, Page 711, in the Register's Office for Davidson County, Tennessee, together with all amendments thereto, which may provide for association dues, fees and/or assessments, in addition to any easements, reservations, covenants, building set back requirements, option to purchase, right of first refusal and any special assessments which may come due but omitting any such covenant or restriction based on race, color, religion, sex, familial status or national origin; Charter of Lake Park Homeowners Association of record in Book 4669, Page 746; and Charter of Lake Park Homeowners Association, Inc., of record in Book 9949, Page 538, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations

and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 6061 Port Anadarko Trail, Hermitage, TN 37076
(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 GRANTEE(S), assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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

Dr. Anne Walker Personal Representative of the Estate of June Frances Walker.

Dr. Anne Walker, Personal Representative of the Estate
of June Frances Walker

~~STATE OF~~ THE NORTHWEST TERRITORIES

~~COUNTY OF~~ CANADA

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Dr. Anne Walker, the Personal Representative for the Estate of June Frances Walker, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that she executed the forgoing instrument for the purposes therein contained.

Witness my hand and Official seal this 17th day of July, 2017.

Notary Public
My Commission Expires: N/A

Christopher Daryl Buchanan
A Notary Public in and for
the Northwest Territories.
My Commission does not expire,
being a Barrister & Solicitor

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122