WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF SEPTEMBER, 2017.

Notary Public

MY COMMISSION EXPIRES: 8/20/19

MEGAN PAULUS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 08-20-2019

J-BD-17-3214-H

Bill Garrett Davidson County
Batch# 1547 DEEDWARR
09/18/2017 09:25:57 AM 2 pgs
Fees: $13.00 Taxes: $758.50

20170918-0094935

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	
Jordan Shipley **Benjamin Dubose**	**New Owner**	
(NAME) **1601 S. Observatory Drive**	(NAME)	**070-09-0-003.00**
(ADDRESS) **Nashville, TN 37215**	(ADDRESS)	
(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 consideration, the receipt of which is hereby acknowledged, **JONATHAN R. WALKER AND JIHAN L. WALKER, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JORDAN SHIPLEY, A MARRIED MAN AND BENJAMIN DUBOSE, A MARRIED MAN, AS TENANTS IN COMMON,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

LAND in Davidson County, Tennessee, being part of Lot No. 17 on the Plan of Alpine Terrace, Curtis Pfeiffer's Subdivision, of record in Book 421, Page 131, Register's Office for said County, being more fully described as follows:

BEGINNING at a stake in the Northerly margin of Lincoln Street, marking the Southwest corner of Lot No. 18 in said Plan; thence following the Western margin of Lot No. 18, in a Northerly direction 162.5 feet to a stake in the middle of Hale Street; thence in a Westerly direction 125 feet, more or less, to a stake in the Eastern margin of Hill Street; thence with the Easterly margin of Hill Street in a Southerly direction 150 feet to a stake in the North margin of Lincoln Street, marking the Southwest corner of Lot No. 17; thence in an Easterly direction with the North margin of said Lincoln Street 191 feet, more or less, to the point of beginning.

Being the same property conveyed to Milton E. Tucker and wife, Carolyn Tucker, by Warranty Deed from George M. Cotton and wife, Zera W. Cotton, of record in Book 5198, Page 12, in the Register's Office of Davidson County, Tennessee, dated September 16, 1977 and recorded on September 19, 1977. The said Carolyn Tucker predeceased Milton E. Tucker on July 1, 2013 leaving Milton E. Tucker as the sole tenant by the entirety. The said Milton E. Tucker having since died on April 9th, 2015 leaving Jihan Laura (Tucker) Walker, Carmen Florence Tucker and Marcus Earl Tucker as his heirs as noted in the Affidavit of Heirship recorded in Instrument Number 20160108-0002185 Register's Office for said County (said Affidavit of Heirship erroneously noted Matthew Anthony Tucker as an heir, but in fact he is the Grandson, not the child of the deceased.)

Being the same property conveyed to Jihan L. Walker, married, by Quit Claim Deed from Carmen F. Tucker, not married, of record in Instrument No. 20160108-0002186, in the Register's Office of Davidson County, Tennessee, dated October 01, 2015 and recorded on January 08, 2016. Replacement Quit Claim Deed having been executed of record in Instrument No 20170918-0094933, in the Register's Office of Davidson County, Tennessee, dated September__, 2017 and recorded on September ___, 2017.

Being the same property conveyed to Jihan L. Walker, married, by Quit Claim Deed from Marcus E. Tucker, married, of record in Instrument No. 20160108-0002187, in the Register's Office of Davidson County, Tennessee, dated October 19, 2015 and recorded on January 08, 2016. Replacement Quit Claim Deed having been executed of record in Instrument No 20170918-0094934, in the Register's Office of Davidson County, Tennessee, dated September__, 2017 and recorded on September ___, 2017.

Being the same property conveyed to Jonathan R. Walker and Jihan L. Walker, married, by Quit Claim Deed from Jihan Walker, of record in Instrument No. 20160926-0101023, in the Register's Office of Davidson County, Tennessee, dated September 26, 2016 and recorded on September 26, 2016. Replacement Quit Claim Deed having been executed of record in Instrument No. _____, in the

Register's Office of Davidson County, Tennessee, dated September __, 2017 and recorded on September __, 2017.

This conveyance is subject to:

- County of DAVIDSON taxes for the year 2017 and thereafter, not yet due and payable.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of ALPINE TERRACE, as recorded in Plat Book 421, Page(s) 131, in the Register's Office of Davidson County, Tennessee, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3214 Lincoln Ave., Nashville, Tennessee 37218**.

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), their heirs and 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), 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/our hand(s) this the 14th DAY OF SEPTEMBER, 2017.

Jonathan R. Walker

Jihan L. Walker

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JONATHAN R. WALKER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 14th of September, 2017.

Notary Public
My Commission Expires: 8/20/19
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 14th of September, 2017.

Notary Public
My Commission Expires: 8/20/19
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MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
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RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212