Bill Garrett Davidson County
Batch# 16124 DEEDWARR
10/20/2017 12:10:30 PM 2 pgs
Fees: $13.00 Taxes: $1,572.50
20171020-0107655

# WARRANTY DEED

MAKEYSHA SORENSEN NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON My Comm. Expires June 26, 2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $425,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 13th day of October, 2017,

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Foundation Title and Escrow Franklin , 9175 Carothers Parkway, Ste. 105, Franklin, TN 37067

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NO(S). |
|---|---|---|
| Mary Miller Howard | Mary Miller Howard | 171 04 0A 064.00 |
| (NAME) | (NAME) | |
| 5564 Nevil Pointe | 5564 Nevil Pointe | |
| (ADDRESS) | (ADDRESS) | |
| Brentwood, TN 37027 | Brentwood, TN 37027 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of Four Hundred Twenty-Five Thousand And No/100 Dollars ($425,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Rickey L. Walker, an unmarried man**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Mary Miller Howard, an unmarried woman**, 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. 54 on the Plan of Revision One, Section Two, Brownstone, as of record in Plat Book 9700, Page 942 & 943, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Rickey L. Walker, an unmarried man and Susan D. Sloan, an unmarried woman by Warranty Deed from James W. Doucette and wife, Marilyn St. John-Doucette dated May 3, 2006 and recorded May 5, 2006 as Instrument No. 200605050052559, in said Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to Rickey L. Walker by Quitclaim Deed from Susan D. Sloan dated March 22, 2016 and recorded April 8, 2016 as Instrument No. 201604080033690, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 5564 Nevil Pointe, Brentwood, TN 37027

File Number: FRN-177282SSO

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, has 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 13th day of October 2017.

Rickey L. Walker
By Linda Post as his Attorney-in-Fact

STATE OF Tennessee

County OF Williamson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Linda Post , to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Rickey L. Walker, as Attorney-in-fact, and acknowledged that she executed the same as the free act and deed of Rickey L. Walker, for the purposes therein contained.

Witness my hand and official seal, this the 13th of October, 2017.

Notary Public

My Commission Expires: 5-3-2020

(SEAL)

Angela K. Robertson
State of Tennessee Notary Public
Williamson County

True Copy Certification

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

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Patricia Haggard a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 2/6/19
Notary' Seal (If on paper)

PATRICIA HAGGARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 02-06-2019

File Number: FRN-177282SSO