Bill Garrett Davidson County
Batch# 42395 DEEDWARR
12/28/2017 11:19:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20171228-0131891

Prepared By:
Timios, Inc. **/Michael Lofaso**
5716 Corsa Ave., Suite 102
Westlake Village, CA 91362
Phone: (877) 884-6467

After Recording Return To:
CLIFFORD O. WALKER, JR.
HEATHER A WALKER
922 POTTER LN
NASHVILLE, TN 37206-1118

Name and address of new owner and
Send Tax Bills To:
CLIFFORD O. WALKER, JR.
HEATHER A WALKER
922 POTTER LN
NASHVILLE, TN 37206-1118

WARRANTY DEED

PARCEL NUMBER: 083-08-0-085.00

THIS INDENTURE, made this 19th day of December, 20 17, by and between CLIFFORD O. WALKER, JR., party or parties of the first part, hereinafter collectively referred to as GRANTOR, and CLIFFORD O. WALKER, JR. AND HEATHER A WALKER, as party or parties of the second part, hereinafter referred to as GRANTEE (the words Grantor and Grantee to include their respective heirs, successors and assigns where the context requires or permits):

WITNESSETH: For and in consideration of ten Dollars ($ 10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in DAVIDSON, State of Tennessee:

See Exhibit "A" attached

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.
And the said party of the first part does hereby covenant with the said party of the second part that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons. The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

IN WITNESS WHEREOF: The said parties of the first part have hereunto set their hands and seal the day and year first above written.

Witness 1

CLIFFORD O. WALKER, JR.

Witness 2

HEATHER A WALKER

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me, a Notary Public, in and for said State and County, duly commissioned and qualified, personally appeared Clifford O. Walker Jr and Heather A Walker, to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that he/she/they executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this 19th day of December, 2017.

My Commission Expires: 9/7/2020

Notary Public

TONYA CANTRELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 9/7/2020

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is, $10.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this 19th day of December, 2017.

My Commission Expires: 9/7/2020

Notary Public

TONYA CANTRELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 9/7/2020

EXHIBIT "A"

THE FOLLOWING DESCRIBED REAL PROPERTY IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

BEING LOT NO. 103 OF ROSEWOOD HEIGHTS, SECTION 3, OF RECORD IN BOOK 2133, PAGE 61, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLTETE DESCRIPTION.

PARCEL NO.: 083-08-0-085.00

BEING THE SAME PROPERTY CONVEYED TO CLIFFORD O. WALKER, JR. BY DEED FROM TANYA R. WALKER RECORDED 12/29/2010 IN DEED 20101229-0103135, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

True Copy Certification

I, Bianca Williams, 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.

Bianca Williams
Signature

State of Texas

County of Collin

KATHERINE WITT

Personally appeared before me, [Name of Notary], a notary public for this county and state, [name of person making certification] who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

*BIANCA WILLIAMS

Notary's Signature

My Commission Expires: 5/21/19
Notary' Seal (if on paper)

KATHERINE WITT
MY COMMISSION EXPIRES
May 21, 2019