WARRANTY DEED

Bill Garrett Davidson County
Batch# 62523 DEEDWARR
02/26/2018 03:15:01 PM 2 pgs
Fees: $13.00 Taxes: $814.00
20180226-0018005

J-KW-17-1326-H

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $220,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF FEBRUARY, 2018.

Notary Public

MY COMMISSION EXPIRES: 7-5-21
(AFFIX SEAL)

CANDIS A. THORNTON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 7-05-2021

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:	MAP / PARCEL NUMBER (S)
Kimberly Ann Williams Living Trust Established June 24, 1988	**New Owner**	
(NAME)	(NAME)	
8218 Pinositas Rd.		**097-02-0A-057.00**
(ADDRESS)	(ADDRESS)	
Whittier, CA 90605		
(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, **KEVIN WALTERS AND WIFE, SHEILA WALTERS,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **KIMBERLY ANN WILLIAMS, TRUSTEE OF THE KIMBERLY ANN WILLIAMS LIVING TRUST ESTABLISHED JUNE 24, 1988,** 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:

Lot 57, VILLAGES OF RIVERWOOD, PHASE ONE, SECTION ONE, REVISION ONE, as shown on plat of record in Instrument No. 20080723-0075577, corrected at Instrument No. 20081105-0110185, in the Register's Office, DAVIDSON County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Sheila Walters and Kevin Walters, by Warranty Deed from Ian Turner and Sarah Turner, formerly known as Sarah Parson, husband and wife, of record in Instrument No. 20151217-0126695, in the Register's Office of Davidson County, Tennessee, dated December 11, 2015 and recorded on December 17, 2015. (Value or consideration shown in aforementioned deed $170,000.00)

FOR INFORMATIONAL PURPOSES ONLY: Property also known as 1326 Riverbrook Drive, Hermitage, TN 37076.

This conveyance is subject to:
- County of DAVIDSON taxes for the year 2018 and thereafter, not yet due and payable.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of VILLAGES OF RIVERWOOD, PHASE ONE, SECTION ONE, REVISION ONE, as recorded in Instrument Nos. 20080610-0059689 and 20080723-0075577 (corrected at Instrument No. 20081105-0110185), 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).
- Declaration of Covenants, Conditions and Restrictions recorded in Instrument Nos. 20080408-0035557 and 20170906-0091483, 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).
- Declaration of Easement for Villages of Riverwood filed of record at Instrument No. 20081209-0118828, in the Register's Office of Davidson County, Tennessee.
- Quit Claim for Open Space filed of record at Instrument No. 20080630-0067054, in the Register's Office of Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1326 Riverbrook Dr., Hermitage, Tennessee 37076**.

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 23rd DAY OF FEBRUARY, 2018.

Kevin Walters by John Gleaves, Attorney-In-Fact

Sheila Walters by John Gleaves, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John Gleaves, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of KEVIN WALTERS AND SHEILA WALTERS, and who acknowledged he/she/they executed the same as the free act and deed of the said KEVIN WALTERS AND SHEILA WALTERS.

Witness my hand and official seal, this the 23rd of February, 2018.

Notary Public
My Commission Expires: 7-5-21
(SEAL)

CANDIS A. THORNTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-05-2021

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212