TN 1810137

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 180215050

Bill Garrett Davidson County
Batch# 66105 DEEDWARR
03/07/2018 10:27:44 AM 2 pgs
Fees: $13.00 Taxes: $1,609.50
20180307-0021452

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY TAHIRA J. PYSZKA

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $435,000.00

Affiant

Subscribed and sworn to before me, this 2nd day of March, 2018.

Notary Public
My Commission Expires: 8.22.21

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Derek Winston Walker and Shelli Walker 4656 STERLING CROSS Nashville TN 37211-8552	New Owner	Tax Parcel ID No. 172140B08900CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Janna M. Hubble, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Derek Winston Walker and Shelli Walker, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 89 on the Plan of Winfield Park, Phase I, Section 1, Revision 1, of record in Instrument No. 20010313-0024108, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed by Quitclaim Deed from Mark M. Hubble to Janna M. Hubble, as recorded on the 8th day of July, 2003 in Instrument No. 20030708-0093612 and Warranty Deed from Newmark Homes, L. P., a Texas Limited Partnership to Janna M. Hubble and husband, Mark M. Hubble, as recorded on the 2nd day of May, 2000 in Instrument No. 200005020043859, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

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 PLAN OF WINDFIELD PARK, PHASE I, SECTION 1, as recorded in Plat Book 9700, Page(s) 765 and Instrument No. 20010313-0024108.

Covenants, Conditions and Restrictions as set forth in Declaration of Covenants, Conditions and Restrictions recorded in Book 11113, Page 691.

Quitclaim Deed for open space areas to Winfield Park Homeowners Association Inc., recorded at Instrument No. 20020515-0059528.

Easement for systems of communications to BellSouth Telecommunications, Inc., recorded in Book 11628, Page 204.

Easement Agreement recorded in Book 11124, Page 852.

Certification of Duly Adopted Resolution recorded at Instrument No. 20160211-0013422.

Subject to an ingress and egress easement recorded in Book 5552, Page 857.

This is improved property located at 4656 STERLING CROSS Nashville, TN 37211-8552.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 2nd day of March, 2018.

Janna M. Hubble

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Janna M. Hubble, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 2nd day of March, 2018.

Notary Public

My Commission Expires: 9-10-18

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES
SEPTEMBER 10, 2018

Record and Return To:
Limestone Title & Escrow, LLC
3173 South Church Street
Murfreesboro, TN 37127