Prepared By: Nicholas Woodward
Timios, Inc.

5716 Corsa Ave., Suite 102

Westlake Village, CA 91362

Phone: (877) 884-6467

After Recording Return To:
VERNON CORNELL WALKER
525 OWENDALE DR
ANTIOCH, TN 37013-1326

Send Tax Bills To: Vernon Cornell
VERNON CORNELL WALKER
525 OWENDALE DR
ANTIOCH, TN 37013-1326

Bill Garrett Davidson County
Batch# 75085 DEEDWARR
04/02/2018 08:48:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20180402-0029828

WARRANTY DEED

PARCEL NUMBER: 150 01 0 303.00

THIS INDENTURE, made this 11 day of February, 2018, by and between VERNON CORNELL WALKER, A MARRIED MAN, WHO ACQUIRED TITLE AS UNMARRIED, party or parties of the first part, hereinafter collectively referred to as GRANTOR, and VERNON CORNELL WALKER, A MARRIED MAN, 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 ZERO Dollars ($0.00), 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:

Legal Description attached as "Exhibit A"

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.

Send Tax Bills To New Owner:
Vernon Cornell
525 Owendale Dr.
Antioch, TN 37013

Monica B Voloshin
Witness 1

John T Voloshin
Witness 2

Vernon Cornell Walker
VERNON CORNELL WALKER

STATE OF ~~TENNESSEE~~ Pennsylvania, COUNTY OF ~~DAVIDSON~~ Northampton

Before me, a Notary Public, in and for said State and County, duly commissioned and qualified, personally appeared VERNON CORNELL 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 11th day of February, 2018.

My Commission Expires: 12/16/2021

Monica B. Voloshin
Notary Public

Commonwealth of Pennsylvania – Notary Seal
MONICA B VOLOSHIN – Notary Public
Northampton County
My Commission Expires Dec 16, 2021
Commission Number 1280318

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, $0.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant
Vernon C. Walker

Sworn to and subscribed before me
this 11th day of February, 2018.

My Commission Expires: 12/16/2021

Monica B. Voloshin
Notary Public

Commonwealth of Pennsylvania – Notary Seal
MONICA B VOLOSHIN – Notary Public
Northampton County
My Commission Expires Dec 16, 2021
Commission Number 1280318

EXHIBIT "A"
LEGAL DESCRIPTION

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT: BEING LOT NO. 56, ON THE PLAN OF EDGE-O-LAKE ESTATES, SECTION 18, OF RECORD IN PLAT BOOK 4675, PAGE 84, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TN, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION. PARCEL NO: 150 01 0 303.00 BEING THE SAME PROPERTY CONVEYED TO VERNON CORNELL WALKER, UNMARRIED BY DEED FROM RANDY POWELL, MARRIED RECORDED 05/27/2010 IN DEED INSTRUMENT NO. 20100527-0041046, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

True Copy Certification

I, Maria Bedolla, 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.

M Bedolla
Signature

STATE OF California

COUNTY OF Los Angeles

Personally appeared before me, Hee Sook Ahn, a Notary Public for this county and state, Maria Bedolla 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: NOV 18, 2020

