Bill Garrett Davidson County
Batch# 120901 DEEDWARR
07/25/2018 02:46:22 PM 2 pgs
Fees: $13.00 Taxes: $1,121.47

20180725-0072660

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $303,100.00.

Affiant

Subscribed and sworn to before me, this 23rd day of July, 2018.

Notary Public

(Notary Stamp)

My commission expires: 01/06/20

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow
305-B Indian Lake Blvd., Suite 220, Hendersonville, TN 37075

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Kevin Walker	Kevin Walker	091-05-0-237.00
6122 Nashua Ave	6122 Nashua Ave	
Nashville, TN 37209	Nashville, TN 37209	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Hurt Properties, LLC, a Tennessee Limited Liability Company

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Kevin Walker, single man

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

BEING Lot No. 30 on the Plan of Mosswood Heights, Section 2 of record in Plat Book 4175, Page 155, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 30 fronts 51.0 feet along the Northerly margin of Nashua Avenue and extends back 122.0 feet along the Easterly line 76.4 feet along the Westerly line; thence 49.8 feet Northeasterly to a dead line in the rear, measuring 31.0 feet thereon.

Being the same property conveyed to Hurt Properties, LLC by Warranty Deed from Tommy Wilson, Ada Crawford, Barbara Emerton, Judy Jones, Debbie Humphreys, Robbie Wilson, Cynthia Ann Wilson, James Wilson Jr, Frankie Wilson, Joshua Wilson, Diane Wilson, Johnny Wilson Jr., Ronica Lancaster, Marty Potts, Kenny Potts, Tommy Potts, John Thomas Rutland, Calvin Jay Rutland, and Charles Robert Rutland Sr. of record in Instrument No. 20170209-0013729, Register's Office for Davidson County, Tennessee, dated January 10, 207. Daisy Wilson died June 05, 2008 intestate, leaving her ten children as her sole heirs at law.

This is improved property known as **6122 Nashua Ave, Nashville, TN 37209.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 23rd day of July, 2018.

Hurt Properties, LLC

BY: _____
Christopher Hurt, Managing Member

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of said County and State, personally appeared Christopher Hurt, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Managing Manager (or other officer authorized to execute the instrument) of Hurt Properties, L.L.C., the within named bargainor, a Tennessee limited liability company, and that as such Managing Manager executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as Managing Manager.

Witness my hand and official seal this 23rd day of July, 2018.

_____
Notary Public
My Commission Expires: 8.24.19

GREGORY D. VADNER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 4-RES-18-6122

SolomonParks File No. 18-001257-526

SP 11/2015