Bill Garrett Davidson County
Batch# 130284 DEEDWARR
08/17/2018 09:27:30 AM 3 pgs
Fees: $18.00 Taxes: $1,032.30
20180817-0081654

**Prepared By & Return To:**
Tennessee Title Services, LLC
7000 Executive Center Dr
Suite 290
Brentwood, TN 37027
B18-1707

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $279,000.00

Affiant

REBECCA SHUKIS NOTARY PUBLIC TENNESSEE My Comm Exp. 12/15/2021 COUNTY OF WILLIAMSON

SUBSCRIBED AND SWORN TO BEFORE ME THIS August 8, 2018.

Notary Public
Commission Expires: 12/15/21

| Address of New Owner | Send Tax Bills To: | Map & Parcel |
|---|---|---|
| Martie G. Pratt<br>261 Collier Avenue<br>Nashville, TN 37211 | New Owner | 119-14-0-007 |

## WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

**D. Robin Walker and Tammie P. Walker, husband and wife**

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Martie G. Pratt**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN WILSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 28, Block "E" on the Plan of Part 2 of Woodbine Courts, not of record.

Said Lot No. 28 fronts 75 feet on the south side of Collier Avenue and runs back between parallel lines 155.2 feet to a dead line in the rear.

Being the same property conveyed to D. Robin Walker and Tammie P. Walker by Warranty Deed from Linda Bernhardt, as Executrix of the Last Will and Testament of Margaret W. Hart, deceased, and Linda Bernhardt and Janice Appleton aka Janice Hart, as Devisees under the Last Will and Testament of Margaret W. Hart, deceased of record in Instrument No. 20130225-0018267 Register's Office for Davidson County, Tennessee, dated February 22, 2013 and recorded on February 25, 2013.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 261 Collier Avenue, Nashville, TN 37211.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we so covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the August 8th 2018.

D. Robin Walker

Tammie P. Walker

Tammie P. Walker

STATE OF ~~TENNESSEE~~ Missouri
COUNTY OF Lawrence

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **D. Robin Walker and Tammie P. Walker** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this August 8th, 2018.

MOLLY M. CRIDER
Notary Public - Notary Seal
Lawrence County - State of Missouri
Commission Number 13485824
My Commission Expires Dec 10, 2021

Molly M. Crider
Notary Public
My Commission Expires: 12-10-2021

(Notary Seal)

## True Copy Certification

I, Marjorie Kaup Haines, 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.

Marjorie Kaup Haines
Signature

State of TN

County of Williamson

Personally appeared before me, **Chris Mule**, a notary public for this county and state, **Marjorie Kaup Haines** 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: 1/13/2020
Notary' Seal (if on paper)

CHRIS MULE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY