THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203

Karen Y Johnson Davidson County
Batch# 141820 **DEEDWARR**
09/17/2018 12:25:05 PM 2 pgs
Fees: $13.00 Taxes: $1,028.60

20180917-0091961

JAMES A. WALCHTER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ **278,000.00**.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF SEPTEMBER, 2014.

Notary Public

MY COMMISSION EXPIRES: 1-6-20

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Margaret Claire Walker	F&M Bank	MAP 118-01-0B-
850 A Kirkwood Avenue	P.O. Box 451	PARCEL 003.00-CO
Nashville, TN 37204	Clarksville, TN 37041	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Brett A. Sheriff, an unmarried man**

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Margaret Claire Walker, an unmarried woman**

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

Land in Davidson County, Tennessee, being Lot No. 2A on the Plan of Kirkwood Glen shown as Exhibit "B" of record in Instrument No. 20051005-0119321, amended in Instrument No. 20051014-0124168 and second amendment recorded in Instrument No. 20110316-0020783, Register's Office for said County, to which reference is hereby made for a more complete description thereof.

Being the same property conveyed to Brett A. Sheriff by Executor's deed from Brett Arthur Sheriff, the duly appointed Executor of the Estate of Mary Jenkins Hardin, deceased of record in Instrument No. 20161026-0113210 Register's Office for Davidson County, Tennessee, dated October 25, 2016 and recorded on October 26, 2016.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes for the year 2018; (2) the Covenants, Conditions and Restrictions of record in Book 3154, Page 219 and Instrument No. 20051005-0119321, amended in Instrument No. 20051014-0124168 and second amendment recorded in Instrument No. 20110316-0020783 and Scriveners Affidavit recorded on Instrument No. 20110701-0050785; (3) Charter for Kirkwood Glen Homeowners Association of record in Instrument Number 20050929-0117148; (4) the Master Deed establishing a Horizontal Property Regime of Kirkwood Glen of record in Instrument Number 20050923-0114369 and Document to Void Master of Kirkwood Glen recorded in Instrument No. 20051004-0119321; (5) Subject to rights of others in and to the common areas and/or elements; (6) All applicable governmental and zoning regulations.

This is IMPROVED property known as **850 A Kirkwood Avenue; Nashville, TN 37204.**

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, her heirs and assigns forever; and we do covenant with the said GRANTEE 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, her 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 hand this the 14th day of September, 2018.

Brett A. Sheriff by Theo Antoniadis, Attorney-in-fact

Brett A. Sheriff by Theo Antoniadis, 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, the within named **Theo Antoniadis** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of **Brett A. Sheriff**, as his Attorney in Fact, as the free act and deed of the within named **Brett A. Sheriff**.

Witness my hand and official seal this the 14th day of September, 2018.

My Commission expires 1-6-20

Notary Public

JAMES A. WAECHTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN