Name and Address of New Owner:
Christopher Albert Walker
4317 Valley Grove Dr
Hermitage, TN 37076

Send Tax Statements To:
First Community Mortgage, Inc
262 Robert Rose Dr., Ste 101
Murfreesboro, TN 37129

THIS INSTRUMENT PREPARED BY:
(Please Return Document to this Address)
J.D. Kious, Attorney
Lawyers Land & Title Services, LLC
500 North Walnut St.
Murfreesboro, TN 37130
File No.: NR-18081006

Map and Parcel: 087 09 0 003.00

WARRANTY DEED

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, **William B Hackney, Jr and wife, Kimberly E Hackney**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Christopher Albert Walker and Kayleigh E. Walker, husband and wife**, hereinafter called the GRANTEE, his 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, and being all of Lot No. 101, Section 7, Valley Grove, according to survey and plat of same appearing of record in Book 5800, page 246, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more accurate and complete description of said lot.

Being the same property conveyed to William B. Hackney, Jr. and wife, Kimberly E. Hackney, by Warranty Deed filed for record on May 24, 1988 in Book 7551, page 45, of the Register's Office of Davidson County, Tennessee.

This conveyance is subject to the following Covenants, Conditions and Restrictions of Valley Grove of record in Book 6112, page 285, Registers Office for Davidson County, Tennessee; All matters as set forth per Book 5800, page 246, said Register's Office.

This conveyance is further subject to: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as: 4317 Valley Grove Dr, Hermitage, TN 37076

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, his 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 assigns, 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.

Karen Y Johnson Davidson County
Batch# 141867 **DEEDWARR**
09/17/2018 01:36:54 PM 2 pgs
Fees: $13.00 Taxes: $666.00



20180917-0092023

WITNESS our hand this 7th day of September, 2018.

William B Hackney, Jr

Kimberly E Hackney

State of Tennessee

County of Rutherford

Personally appeared before me, William B Hackney, Jr and Kimberly E Hackney with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 7th of September, 2018.

LISA CONNALLY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Notary Public
My Commission Expires: 5.19.19

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $180,000.00.

Affiant Signature

Subscribed and sworn to before me, this 7th day of September, 2018.

KIMBERLY PERRY
TENNESSEE NOTARY PUBLIC
My Commission Expires FEBRUARY 22, 2020
COUNTY OF WILSON

Notary Public
My Commission Expires: 2/22/20