Karen Y Johnson Davidson County
Batch# 151722 DEEDWARR
10/16/2018 12:31:30 PM 3 pgs
Fees: $18.00 Taxes: $627.51
20181016-0102428

WARRANTY DEED

STATE OF TN
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $169597

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 11th DAY OF October, 2018.

Notary Public

MY COMMISSION EXPIRES: ~~09/25/2018~~ 9/25/19

(AFFIX SEAL)

VENIKKIA BRANCH NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
April Dawn Jackson	April Dawn Jackson	
(NAME)	(NAME)	05010018400
3214 Masonwood Dr.	3214 Masonwood Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Nashville, TN 37207	
(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, WE, **Kimberly Walker, a single woman, Tracey Crutcher, a married woman, Charles Walker, a single man**, HEREINAFTER CALLED THE GRANTOR(S), HAVE/HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **April Dawn Nicole Jackson, a married 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:

BEING LOT NO. 1 (ONE) ON THE PLAN OF ACADEMY HEIGHTS, OF RECORD IN PLAT BOOK 6200, PAGE 319 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

FOR INFORMATION PURPOSES ONLY: 3214 Masonwood Drive, Nashville, TN 37207

Being the same property conveyed to Brenda Walker by virtue of that certain Quit Claim Deed dated May 13, 2016, and being of record at Instrument No. 20160517-0049131 in the amount of $1.00 in the Register's Office of Davidson County, Tennessee. Brenda Walker died intestate. Affidavit of heirship of record for Brenda Walker in Instrument Nos. 201810160102426 201810160102427.

Being the same property previously conveyed to Brenda E. Walker and Kimberly Walker by virtue of Warranty Deed dated October 26, 2004 at Instrument No. 20041109-0135131 in the amount of $98,900.00 in the said Register's Office.

Sellers warrants that this property was not their primary residence.

This warranty deed to be effective as of: October 11, 2018

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

This is improved x unimproved property, known as 3214 Masonwood Dr. Nashville, TN 37207
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 do 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 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 28th day of September, 2018.

Kimberly Walker

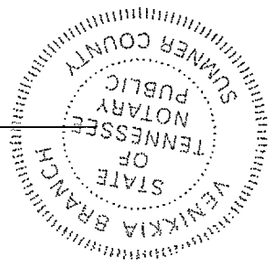
Tracey Crutcher

Charles Walker

STATE OF TN
COUNTY OF Davidson

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Kimberly Walker, Tracey Crutcher and Charles Walker,** with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 28th day of September, 2018.



My Commission Expires: 09/25/2019

Certificate of Authenticity

I, ASHLEE D PAGE, 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.

Ashlee D Page

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Venikkia Cunningham, a notary public for this county and state, Ashlee D. Page, 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: 9/25/19.

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019