WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 157398 DEEDWARR
11/07/2018 01:04:30 PM 3 pgs
Fees: $18.00 Taxes: $555.00
20181107-0110391

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF NOVEMBER, 2018.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Ruby St. Vincent	Ruby St. Vincent	043-02-0A-132.00 CO
(NAME)	(NAME)	
132 Cedarwood Lane, Unit I-132	P.O. Box 70625	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Nashville, TN 37207	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we Robert S. Walker, unmarried, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto Ruby St. Vincent, a single woman, hereinafter called the GRANTEE(S), his/her/their 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 all of Lot No. 132, Building I (also known as Unit I-132) on the plan of Phase Two, Site Plan, Cedarwood Courtyard Homes, of record in Plat Book 5200, Page 60 as clarified by Clarification of Plat in Book 5497, Page 800, said Register's Office, reference to which is hereby made for a more complete accurate description.

Being the same property conveyed to Robert S. Walker by Special Warranty Deed from Federal Home Loan Mortgage Corporation, dated March 24, 2016 and recorded April 08, 2016 of record in Instrument No. 20160408-0033859, Register's Office for Davidson County, Tennessee.

Shelia Woodall executes this instrument on behalf of Robert S. Walker pursuant to a Power of Attorney of record in Book 201811070110390, Register's Office for Davidson County, Tennessee.

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.

unimproved ☐

This is improved ☒ 132 Cedarwood Lane, Unit I-132, Madison, TN 37115
(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 GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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(S), his/her/their 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.

Effective the 6th day of November, 2018.

Robert S. Walker by Shelia Woodall Attorney-in-Fact 11-6-18

Robert S. Walker
By: Shelia Woodall, as his Attorney-in-Fact

State of Tennessee
County of Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Shelia Woodall 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 on behalf of Robert S. Walker as his Attorney in Fact as the free act and deed of the within named Robert S. Walker.

Brenda Shelby

Notary Public:

BRENDA SHELBY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 07-24-2019

My Commission Expires: _____

RETURN TO:
Stewart Title Company Tennessee Division
100 Bluegrass Commons Blvd, Ste 115
Hendersonville, TN 37075

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