BWT00620

STATE OF Tennessee
COUNTY OF Sumner

Karen Y Johnson Davidson County
Batch# 160413 DEEDWARR
11/15/2018 12:31:30 PM 3 pgs
Fees: $18.00 Taxes: $721.50
20181115-0112608

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $195,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of November, 2018.

Notary Public
MY COMMISSION EXPIRES: 03/21/2022
File No. 18-3609

LATIKA RINI FARRELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 03-21-2022

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Rodderick Luvenge Walker, Sr (NAME)	← NEW Owner (NAME)	033-04-0A-030.000-CO
30 ROLLING MEADOWS DR. GOODLETTSVILLE TN 37072 (STREET ADDRESS)	SAME (STREET ADDRESS)	
GOODLETTSVILLE (CITY) TN (STATE) 37072 (ZIP)	(CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Joann Holder, an unmarried woman,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Rodderick Luvenge Walker Sr, an unmarried man,** HEREINAFTER CALLED THE GRANTEES, THEIR 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 Unit No. 30 on the plan of Rolling Meadows, Phase 1, Section VII, as shown by plat of record in Plat Book 7900, Page 703, in the Register's Office for Davidson County, Tennessee, together with an undivided membership in Rolling Meadows Townhomes Association, all as described in Book 6593, Page 194, as amended in Book 9319, Page 100 and Instrument No. 201702030011853, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Harold Holder and wife, Joann Holder, by Deed dated October 9, 1995 from Paul Houstrup, unmarried, recorded October 11, 1995, in Book 9824, Page 402, in the Register's Office for Davidson County, Tennessee. The said Harold Holder having since died on November 20, 1998, vesting property to Joann Holder as the surviving tenant.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:
1. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Book 7900, page 703, Register's Office for Davidson County, Tennessee.

2. Restrictions as recorded in Book 6593, page 194, amended in Book 9319, Page 100 and amended in Instrument No. 201702030011853, Register's Office for Davidson County, Tennessee.

The 2018 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.
The signature of Joann Holder is signed by his/her duly appointed Attorney-in-fact Gary Kevin Burris, pursuant to the Power of Attorney recorded in Book _____20181150112607_____, said Register's Office.

This is improved property, known as 30 Rolling Meadows Drive, Goodlettsville, TN 37072.

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. Whenever 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/our hand(s) this 8th day of November, 2018.

Joann Holder by Gary Kevin Burris

Joann Holder by Gary Kevin Burris, her Attorney-In-Fact

STATE OF TENNESSEE }
COUNTY OF Knox }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Gary Kevin Burris, attorney-in-fact for Joann Holder, with whom I am personally acquainted, and who acknowledged that Gary Kevin Burris executed the within instrument for the purposes therein contained, and who further acknowledge that Gary Kevin Burris is the attorney-in-fact of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 8th day of November, 2018.

Linda J Hawley

Notary Public
My Commission Expires: 11-9-19

LINDA J HAWLEY
STATE OF TENNESSEE
NOTARY PUBLIC
KNOX COUNTY
MY COMMISSION EXPIRES 11-9-2019

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

CERTIFICATE OF AUTHENTICITY

I, Sean Huddleston, 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 to law.

Sean Huddleston

State of Tennessee

County of Davidson

Personally appeared before me, Latika Rini Farrell, a notary public for this county and state, Sean Huddleston 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: 03/01/2022

Notary's Seal:

