WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 177392 **DEEDWARR**
12/26/2018 08:41:25 AM 2 pgs
Fees: $13.00 Taxes: $647.50

20181226-0124759

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21 DAY OF DECEMBER, 2018.

Notary Public

MY COMMISSION EXPIRES: 12-22-22

(AFFIX SEAL)

TAMMY MORRIS NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Daniel Phillip Hernandez	SWBC	16514003700
(NAME)	(NAME)	
4701 Greystone Street	9311 San Pedro	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	San Antonio ~~CA~~ TX 78216	
(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, Aubrey E. Walker, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto Daniel Phillip Hernandez and Syah Hernandez, husband and wife, hereinafter called the GRANTEE(S), and /or 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 Lot No. 64 on the Plan of Revised, Section One, Peppertree Forrest Subdivision, of record in Book 6900, Page 973-975, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Aubrey F. Walker, and wife, Bonnie E. Walker by Warranty Deed from Joseph Madden Patrick and spouse Jennifer L. Patrick, dated April 18, 2000 and recorded April 25, 2000 of record in Instrument No. 200004250041121, Register's Office for Davidson County, Tennessee.

Bonnie Elizabeth Walker having since died on 05/29/2006, vesting the property in Aubrey F. Walker, the surviving tenant by the entirety.

The said Aubrey F. Walker having since died on 09/30/2018 vesting the property in Aubrey E Walker, his sole heir at law as evidenced in Affidavit of Heirship attached hereto and incorporated herein by reference.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for 2019 and subsequent years, a lien not yet due and payable.

All matters shown on the plat of record in Plat Book 6900, Page 973, in the Register's Office for Davidson County, Tennessee.

Covenants, conditions, restrictions and easements, if any, recorded as Book 7982, Page 736, in the 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 ☒ 4701 Greystone Street, Antioch, TN 37013

(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 21st day of December, 2018 .

Aubrey E. Walker

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Aubrey E. Walker, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 21st day of December, 2018.

Donald R. Barrett Jr. State of Tennessee Notary Public Williamson County

Notary Public:
My Commission Expires: 8/15/21

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027