WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 183206 DEEDWARR
01/11/2019 04:06:30 PM 3 pgs
Fees: $18.00 Taxes: $1,017.50
20190111-0003269

LISA SHEPPARD
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $215,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF JANUARY, 2019.

Notary Public

MY COMMISSION EXPIRES: 8.22.2021

(AFFIX SEAL)

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
Kari Edgens and Colin Hunt	Same	084-04-0-053.00
(NAME)	(NAME)	
2537 Meadowood Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(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, William E. Walton hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto Kari Edgens and Colin Hunt, wife and husband, hereinafter called the GRANTEE(S), 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. 14 on the Plan of McGavock Heights, Section I, of record in Book 2330, Page 70, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Beginning at a point in the southerly margin of Meadowood Drive, the common corner of Lots Nos. 13 and 14; thence southerly along the line between said Lots, 140 feet to a point; thence easterly along the line between Lots No. 14 and 15, 148.7 feet to a point in the west margin of Glenoaks Drive; thence northerly along said margin of said Drive, 115 feet to the beginning of a curve; thence around said curve 39.27 feet to a point in the southerly margin of Meadowood Drive; thence westerly along said margin of said Drive, 123.58 feet to the point of beginning.

Being the same property conveyed to William E. Walton and wife, Linda Kay Walton by Executor Deed from James Payton Knight, Executor of the Estate of James T. Knight, dated August 31, 2011 and recorded September 08, 2011 of record in Instrument No. 20110908-0069639, Register's Office for Davidson County, Tennessee. Linda Kay Walton having since died leaving William E. Walton as sole surviving tenant by the entirety.

Further being the same property conveyed to William E. Walton and Linda Kay Walton by Corrective Deed of record in Instrument #20190110-0002866, Register's Office for Davidson County, Tennessee.

Subject to: All matters shown on the plat of record in Plat Book 2330, Page 70, 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 ☒ 2537 Meadowood Drive, Nashville, TN 37214
(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 10th day of January, 2019.

By: William E Walton by Andrew Gammon his attorney in fact
William E. Walton, by Andrew Gammon,
his attorney-in-fact

State of Tennessee

County of Wilson

On this 10th day of January, 2019, before me, the undersigned Notary Public in and for the County and State aforementioned, personally appeared Andrew Gammon, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is the attorney-in-fact of William E. Walton, and is authorized by him, and does hereby acknowledge the execution of this instrument on his behalf, by virtue of an instrument of record in ~~Book _____, Page _____~~, Register's Office of ~~Rutherford~~ Davidson County, Tennessee. Instrument No. 20190111-0003207

Witness my hand and ~~Official~~ seal this 10th day of January, 2019.

Tracey Trumphour
Notary Public

My Commission Expires: 5.17.21

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

TRUE COPY CERTIFICATION

I, Matthew G. Noggle, 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.

Signature

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Lisa Sheppard, a notary public for the State aforesaid, Matthew G. Noggle, personally known by me or proven on the basis of satisfactory evidence, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

LISA SHEPPARD
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires: 8-22-2021