WARRANTY DEED

Karen Johnson Davidson County
Batch# 190961 DEEDWARR
02/01/2019 01:53:14 PM 2 pgs
Fees: $13.00 Taxes: $444.00

20190201-0009893

A-HG-19-628

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-06-2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF JANUARY, 2019.

Notary Public

MY COMMISSION EXPIRES: 7/6/20

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Hensley Group LLC. A Tennessee Limited Liability Company	**New Owner**	
(NAME)	(NAME)	**052-02-0-134.00**
2017 Rolling Creek Drive		
(ADDRESS)	(ADDRESS)	
Murfreesboro, TN 37128		
(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 consideration, the receipt of which is hereby acknowledged, **BERTHA DELOIS WALKER, A SINGLE WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **HENSLEY GROUP LLC. A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 37 and the Westerly 1/2 of Lot No. 36, Block "B" on the Plan of Revised Map of Rainbow Terrace Subdivision of record in Plat Book 1130, Page 85, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot and part of said Lot adjoin and front together 75 feet on the Southerly side of Cheryl Avenue and run back between parallel lines 145 feet to a dead line.

Being the same property conveyed to Herman Walker and wife, Bertha D. Walker by Warranty deed from Earl V. Barton, Jr. and wife, Bertha L. Barton of record in Book 10758, page 162, Register's Office for Davidson County, Tennessee, dated January 12, 1998 and recorded on January 15, 1998.

The said Herman Walker having since died on May 17th, 2016 leaving Bertha D. Walker as surviving tenant by teh entirety.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 1130, Page 85, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 2027, Page 55, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
- Easement(s) as set forth in Book 5145, page 634, Register's Office for Davidson County, Tennessee. Restrictions in said document have since expired.
- Easement(s) as set forth in Book 5148, page 161, Register's Office for Davidson County, Tennessee. Restrictions in said document have since expired.
- Taxes for 2019 and subsequent years a lien not yet due and payable.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **628 Cheryl Ave., Madison, Tennessee 37115**.

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), their heirs and 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), 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/our hand(s) this the 31 DAY OF JANUARY, 2019.

Bertha Delois Walker by Michelle Jackson as attorney-in-fact
Bertha Delois Walker by Michelle Jackson as Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MICHELLE JACKSON, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of BERTHA DELOIS WALKER, and who acknowledged he/she/they executed the same as the free act and deed of the said BERTHA DELOIS WALKER.

Witness my hand and official seal, this the 31st of January, 2019.

Kate Nyquist
Notary Public
My Commission Expires: _____
(SEAL)

KATE NYQUIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2021

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212