THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

Karen Johnson Davidson County
Batch# 191546 DEEDWARR
02/04/2019 03:00:30 PM 3 pgs
Fees: $18.00 Taxes: $192.40
20190204-0010524

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Allen James Walker and Teneka M. Walker 441 Harding Place Nashville, TN 37211	Citizens Savings Bank and Trust Company 1917 Heiman Street Nashville TN 37208	147-03-0A-074.00-CO

For and in consideration of the sum of Ten Dollars, cash paid in hand paid by the hereinafter named Grantee, and for other good and valuable consideration, the receipt of which is hereby acknowledged, **CNK, LLC, a Tennessee Limited Liability Company**, hereinafter called the Grantor, have bargained and sold, and by these presents do hereby transfer and convey unto **Allen James Walker and wife, Teneka M. Walker** , hereinafter called the Grantees, their heirs and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

Land situated and lying in Davidson County, Tennessee, bounded and described as follows:

Unit E8 of Harding Place Condominium created under Title 66, Chapter 27, Section 101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 6104, Page 725, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Units as set forth in Exhibit A1 of said Master Deed, reference is hereby made to the Plat of Harding Place Condominium of record in Book 5200, Pages 571-572, said Register's. Office, for a more complete identification and description of such units.

Being part of the same property conveyed to CNK, LLC, a Tennessee limited liability company, by Warranty Deed from Volunteer State Bank, of record on February 4, 2014, at Instrument No. 20140204-0009621, Davidson County Register of Deeds.

This is improved property known as 441 Harding Place Nashville, Nashville, TN 37211.

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) any building restrictions, (5) any unrecorded easements, or those imposed by operation of law, and (6) all other matters of public record.

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, forever. GRANTOR covenants with said GRANTEE 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 set out herein. We do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 the hand of the Grantor's representatives, this 29th **day of January, 2019:**

CNK, LLC, a Tennessee limited liability company

By: JAMES J. STEVENS, Member

By: MARY ELIZABETH STEVENS, Member

STATE OF Tennessee

COUNTY OF Putnam

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **James J. Stevens and Mary Elizabeth Stevens,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon oath acknowledged himself/herself to be the sole **Members of CNK, LLC, a Tennessee limited liability company,** the within named bargainor, and further acknowledged that such person executed the foregoing instrument in behalf of **CNK, LLC, a Tennessee limited liability company** for the purposes therein contained.

Witness my hand and official seal on this the 29th day of January, 2019.

NOTARY PUBLIC

My Commission Expires: 9-21-20

MORGAN BAILEY STATE OF TENNESSEE NOTARY PUBLIC PUTNAM COUNTY

STATE OF TENNESSEE

COUNTY OF Putnam

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS **$52,000.00**:

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THIS 29th DAY OF January, 2019.

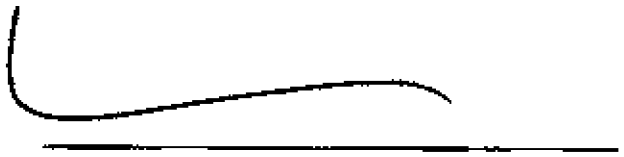
Notary Public

My Commission Expires: 9-21-20

MORGAN BAILEY STATE OF TENNESSEE NOTARY PUBLIC PUTNAM COUNTY

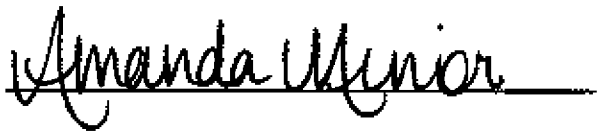
Certification of Authenticity
for Electronically Filed Document

I, **W. Aaron Fortner**, 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.



State of Tennessee)
)
County of Williamson)

Personally appeared before me, **Amanda Minor**, a notary public for this county and state, **W. Aaron Fortner**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



MY COMMISSION EXPIRES: 12.12.20

NOTARY'S SEAL:

