Karen Johnson Davidson County
Batch# 211374 DEEDWARR
03/29/2019 09:06:53 AM 2 pgs
Fees: $13.00 Taxes: $1,184.00
20190329-0028348

Prepared by:
Realty Title & Escrow Company, Inc.
599 Sam Ridley Pkwy West, Suite 100
Smyrna, TN 37167

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $320,000.00.

Affiant

Subscribed and sworn to before me, this 22 day of March, 2019.

Notary Public
My commission expires: 7/6/20

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

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: J-CL-19-2306-H

04-1902-57171

Address of New Owner:	Send Tax Bills to:	Tax Information:
Envision Renovations LLC 1011 N 2nd St. Nashville TN 37207	Envision Renovations LLC 1011 N 2nd St. Nashville, TN 37207	105-14-0-187.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Michael A. Walker, a single man,** hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to **Envision Renovations LLC, a Tennessee limited liability company,** hereinafter called the Grantees, their successors 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 Lot No. 16 on the Map of David Lipscomb Subdivision (Lot #4 of Henry Heirs), of record in Book 547, Page 145, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jeannette Walker, married by deed from Barbara J. Frazier as personal representative of the Estate of Geneva Claybrooks, dated May 14, 2003, recorded June 10, 2003, of record in Instrument No. 20030610-0079916, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Jeanette Walker, AKA Jeanette Frazier and husband, Michael A. Walker by Quitclaim Deed from Jeanette Walker, dated May 15, 2003, recorded June 10, 2003, of record in Instrument No. 20030610-0079917, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Jeannette Walker and Michael A. Walker, wife and husband by deed from Jeannette Walker, formerly known as Jeanette Frazier, who acquired title incorrectly as Jeanette Walker, formerly known as Jeanette Frazier and Michael A. Walker, wife and husband, dated February 21, 2008, recorded February 29, 2008, of record in Instrument No. 20080229-0020129, Register's Office for Davidson County, Tennessee. The said Jeannette Walker having since died.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 2306 Cisco Street, Nashville, TN 37204.

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, successors and assigns, forever. Grantor covenant with Grantees that Grantor is lawfully seised 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. Grantor further covenant and binds himself, his heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, 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 hand this 22nd day of March, 2019.

Michael A. Walker

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Michael A. Walker**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged he executed the within instrument for the purposes therein contained.

Witness my hand in Smyrna, TN, this 22nd day of March, 2019.

Notary Public

My Commission expires: 3/31/20

TONJA COX
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES MARCH 31, 2020