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# 211852 DEEDWARR
03/29/2019 03:59:30 PM 3 pgs
Fees: $18.00 Taxes: $1,406.00
20190329-0028826

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Jeremy Threlkeld 405 Patina Circle Nashville, TN 37209	New Owner	091-14-0-B-002.00 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, we, **JUSTIN B. WALKER and KATHRYN WALKER, husband and wife**, hereinafter called the Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto **JEREMY THRELKELD, unmarried man**, 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 in Davidson County, Tennessee, being Lot No. 2 on the Final Subdivision Plat of the First Revision of Patina Subdivision, a Planned Unit Development, of record in Instrument No. 20040707-0080650, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description thereof.

Being the same property conveyed to Justin B. Walker and Katheryn Walker, husband and wife, by Warranty Deed from Cristin Czubik Allen, a married woman, of record on October 24, 2011, at Instrument No. 20111024-0082513, Davidson County Register of Deeds.

This is improved property known as 405 Patina Circle, Nashville, TN 37209.

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.

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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 our hands, this 29 **day of** MARCH**, 2019**:

Justin B. Walker

Kathryn 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 **Justin B. Walker and Kathryn Walker,** the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that **we** executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 29 day of MARCH, 2019:

W. AARON FORTNER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

Notary Public

My Commission Expires: 5/31/22

STATE OF TENNESSEE

COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $ 380,000.00:

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THIS 29 DAY OF March, 2019:

Notary Public

My Commission Expires: 10/14/19

MONTGOMERY COUNTY ELIZABETH M. PRESTON STATE OF TENNESSEE NOTARY PUBLIC

20190329000028026

True Copy Certification

I, Elizabeth Preston, 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, Kendall Connell, a notary public for this county and state, **Elizabeth Preston** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9/7/2020

KENDALL CONNELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-07-2020