File Box 8

PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

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Karen Johnson Davidson County
Batch# 241067 DEEDWARR
06/10/2019 02:26:24 PM 2 pgs
Fees: $13.00 Taxes: $536.50
20190610-0055490

Christy Wilkins Ivey

Percy Wilkins, Jr. (1933-2017)

W & I Ref: (DM) Title No.: 60442
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Jamison Walker Lindsey Walker Charles Walker 1550 Hudson Road Madison, TN 37115	NEW OWNER

TAX MAP PARCEL NUMBERS: 063000049.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$145,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Linda G. Compton, as the heir at law of Robert Bradley Crawford and as Administrator of the estate of Robert Bradley Crawford,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Jamison Walker and Lindsey Walker, husband and wife, as to a one-half (1/2) interest and Charles Walker, as to a one-half (1/2) interest, the half interests as they relate to one another, to be held as joint tenants with right of survivorship,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: To **Wit:**

Land in the 11th Civil District of Davidson County, Tennessee, described according to a survey made by H. Gee, Surveyor, dated November 18, 1961, as follows:
Beginning at a point in the center of Hudson Lane, said point being the northeast corner of the property conveyed to J. E. Brown and wife, as recorded in Book 2447, page 58, Register's Office for Davidson County, Tennessee, and also being the northeast corner of the property herein described; thence along the center line of Windsor Lane South 29° 30' East 87 feet to a point; thence continuing along the center of the said Lane South 28° 00" East 156.0 feet to a point, said point being the northeast corner of the land conveyed to Ishmael T. Combs and wife, Evelyn Combs, by an instrument of record in Book 3684, page 32, said Register's Office, said point also being the southeast corner of the property herein described; thence alond the said Ishmael T. Combs and wife, Evelyn Combs, northerly line, south 64° 10' West, 919.3 feet to an iron pin, said point being the southwest corner of the said Ishmael combs Lands, said point also being the southeast corner of the land herein described; thence North 30° 25' West 240.9 feet to an iron pin in a fence right of way; said point being the northwest corner of the lands herein described; thence along said fence North 64° 00' East 927.0 feet to a point in the center of Hudson Lane, the point of beginning.

Being the same property conveyed to J. R. Compton and wife, Sarah Compton by Warranty Deed from Robert Neil Wilburn and wife, Betty B. Wilburn, dated September 20, 1982 and recorded on October 1, 1982 of record in Book 5944, page 692, Register's Office for Davidson County, Tennessee. The said J. R. Compton has since died. By Quitclaim Deed dated August 17, 2011 and recorded August 18, 2011 of record in Instrument No. 20110818-0063949, said Register's Office, Sarah Compton, a widow who has not remarried conveyed subject property to Robert Bradley Crawford. The said Robert Bradley Crawford has since died, unmarried and intestate. Letters of Administration were issued to Linda G. Compton by the Circuit Court of Davidson County, Tennessee, Probate Division, Docket No. 18P1910. Linda G. Compton was identified as the sole heir-at-law of Robert B. Crawford by Affidavit of Heirship of record in Doc. No. 20190129-0008547, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2019, Easement for the flow of a creek over so much of the premises as may lie therein. Title to that portion of the premises embraced within the boundary of Hudson Lane

This is improved property, known as 1722 Hudson Road, Madison, TN 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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 6th day of June, 2019.

Linda G Compton, admin

Linda G. Compton, as the heir at law of Robert Bradley Crawford, and as Administrator of the Estate of Robert Bradley Crawford

State of Tennessee

County of Davidson

On this 6th day of June, 2019, before me the undersigned authority, personally appeared **Linda G. Compton, as the heir at law of Robert Bradley Crawford, and as Administrator of the Estate of Robert Bradley Crawford,** to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-08-2022

Notary

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $145,000.00.

Affiant

Sworn and subscribed before me this 6th day of June, 2019.

Notary

My Commission Expires: CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-08-2022