Karen Johnson Davidson County
Batch# 243409 DEEDWARR
06/14/2019 10:25:30 AM 3 pgs
Fees: $18.00 Taxes: $1,109.63
20190614-0057336

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $299,900.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF JUNE, 2019. Notary Public MY COMMISSION EXPIRES: 9/29/21 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Clay Jarred Walker	Clay Jarred Walker	086120A02300CO
(NAME) 132 Tulip Grove Point	(NAME) 132 Tulip Grove Point	
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Hermitage, TN 37076	
(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 considerations, the receipt of which is hereby acknowledged, we Josephine T. King Staples and Dana Elaine Diggs, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto Clay Jarred Walker and Barbara Walker, husband and wife, hereinafter called the GRANTEE(S), his/her/their 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 all of Lot No. 106 on the Plan of Final Plat, Revision of Section One, Tulip Grove Pointe, "Cluster Lot Subdivision", of record in Plat Instrument No. 20060905-0109478, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Josephine T. King-Staples and Dana Elaine Diggs by Quit Claim Deed from Josephine T. King-Staples, dated 08/31/2018 recorded 09/06/2018, of record in Instrument No. 20180906-0088210, in the Register's Office for Davidson County, Tennessee. Further being the same property conveyed to Josephine T. King-Staples by Warranty Deed from Michael A. Minggia, an unmarried man, dated 03/28/2016 recorded 03/30/2016, of record in Instrument No. 20160330-0029811, in the Register's Office for Davidson County, Tennessee

Subject to all matters shown on the plat of record in Plat Instrument No. 20060905-0109478; Covenants, conditions, easements and restrictions of record in Instrument No. 20060627-0076734, Amended and Restated Declaration of record in Instrument No. 20110831-0067559 and Second Amendment to Declaration of record in Instrument No. 20150928-0098458, in the Register's Office for Davidson County, Tennessee, together with all amendments thereto, which may provide for association dues, fees and/or assessments, in addition to any easements, reservations, covenants, building set back requirements, option to purchase, right of first refusal and any special assessments which may come due but omitting any such covenant or restriction based on race, color, religion, sex, familial status or national origin; Stormwater Detention Agreement of record in Instrument No. 20031106-0162953, all in the Register's Office for Davidson County, Tennessee.

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) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 132 Tulip Grove Point, Hermitage, TN 37076

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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), his/her/their 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), his/her/their 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.

Effective the 12th day of June, 2019.

By: Josephine T. King-Staples
Josephine T. King Staples

By: Dana Elaine Diggs by Josephine T. King-Staples attorney-in-fact
Dana Elaine Diggs by Josephine T. King-Staples,
Attorney-In-Fact

State of Tennessee
County of Wilson
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Josephine T. King Staples, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 12th day of June, 2019.

Tracey Trumphour

Notary Public:
My Commission Expires: 5.17.21

TRACEY TRUMPHOUR STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON

State of Tennessee
County of Wilson
On this 12th day of June, 2019, before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Josephine T. King-Staples, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged she is the attorney-in-fact of Dana Elaine. Diggs, and is authorized by her, and does hereby acknowledge the execution of this instrument on her behalf, by virtue of an instrument of record in Book _____, Page _____, Register's Office of Davidson County, Tennessee. 201906140057335

Witness my hand and Official seal this 12th day of June, 2019.

Tracey Trumphour

Notary Public:
My Commission Expires: 5.17.21

TRACEY TRUMPHOUR STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON

True Copy Certification

I, Michelle W. Locke, do hereby make oath that I am 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.

Michelle W Locke
Signature

State of Tennessee
County of Williamson

Personally appeared before me, Amber Roberts, a notary public for this county and state, Michelle W. Locke, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Amber Roberts
Notary Public

My Commission Expires: 8/29/20

