THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 34804-05-2019**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $276,600.00. Caitlin Cantrell Walker Affiant Subscribed and sworn to before me this 11th day of June, 2019. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MAY 8, 2020

Karen Johnson Davidson County
Batch# 244605 DEEDWARR
06/17/2019 04:18:30 PM 4 pgs
Fees: $23.00 Taxes: $1,023.42
20190617-0058299

WARRANTY DEED

Address New Owner: Rodger Smith 6735 Sunnywood Drive Nashville, TN 37211	**Send Tax Bills To:** New Owner	**Tax Information:** Map and Parcel No.: 181 02 0 B 006 00CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Caitlin Cantrell Walker, formerly known as Caitlin L. Cantrell, and husband Derek Walker, who joins in the execution of this instrument for the purpose of conveying any interest he has in the property by virtue of his marriage to Caitlin Cantrell Walker, and Ronnie Cantrell, a married man**, (collectively "Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Rodger Smith, an unmarried man** ("Grantee"), his heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 6735 Sunnywood Drive, Nashville, TN 37211.

The property is not now nor has it ever been the marital residence of Ronnie Cantrell.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 11th day of June, 2019.

Caitlin Cantrell Walker

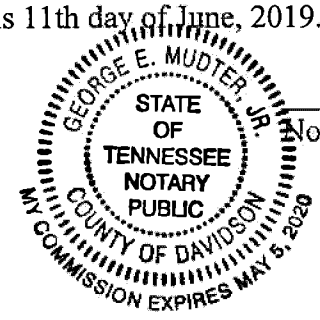
Derek Walker

Ronnie Cantrell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Caitlin Cantrell Walker, Derek Walker and Ronnie Cantrell with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 11th day of June, 2019.



Notary Public

My Commission Expires:

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 6 on the Plan of Section One, Sugar Valley Place, as of record in Instrument No. 20140331-0026154, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Caitlin L. Cantrell, a single woman, and Ronnie Cantrell, a married man, as joint tenants with rights of survivorship by deed dated April 27, 2017 from Joshua B. Watson and wife, Victoria Preston Watson of record in Instrument No. 20170428-0042081, Register's Office for Davidson County, Tennessee. Corrected by Scrivener's Affidavit of record in Instrument No. 20190521-0047720, Register's Office for Davidson County, Tennessee. Caitlin L. Cantrell having since married and is now known as Caitlin Cantrell Walker.

This conveyance is made subject to:

1. State and County taxes for the year 2019, which have been prorated and assumed by Grantee Map and Parcel No. 181 02 0 B 006 00CO.
2. Declaration of Covenants, Conditions By-Laws and Restrictions for Sugar Valley Place Homeowners Association, of record in Instrument No. 20140228-0017500 amended in Instrument No. 20141121-0107438, Register's Office for Davidson County, Tennessee.
3. All matters appearing on the Plan of record as Instrument No. 20140331-0026154, Register's Office for Davidson County, Tennessee.
4. Slope Easement of record in Instrument No. 20070725-0088276, Register's Office for Davidson County, Tennessee.
5. Subject to Right of Way Easement to Gulf Interstate Gas Company of record in Book 2203, page 579, and Book 2244, page 11, Register's Office for Davidson County, Tennessee.
6. General Warranty Deed executed by Gulf InterstateGas Company to The Columbia Gas Systems, Inc. of record in Book 2875, page 299, Register's Office for Davidson County, Tennessee.
7. Storm water detention agreement of record in Instrument No. 20040723-0088186, Register's Office for Davidson County, Tennessee.
8. Easement for the flow Mill Creek across the subject premises.
9. Rights of upper and lower riparian owners in and to the waters of Mill Creek crossing or adjoining the property, and the natural flow thereof, free from diminution or pollution.
10. Changes to the Boundary of the subject property resulting from erosion or accretion caused by the flow of Mill Creek.
11. Title to that portion of the premises embraced within the bounds of any graves or graveyards, with all rights of ingress and egress thereto.

True Copy Certification

I, Penny Y. Ray, do hereby make oath that I am a licensed attorney and/or 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.

Penny Y. Ray

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

CHRISTIE PERRY
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires: 7/22/2022

Notary Seal (if on paper)