WARRANTY DEED

Karen Johnson Davidson County
Batch# 255835 DEEDWARR
07/11/2019 01:57:30 PM 2 pgs
Fees: $13.00 Taxes: $839.90
20190711-0067799

File No. TE0005455

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $227,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of July, 2019.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

KAREN REID SOLOMON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-04-2022

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kathy P. Parker	SWBC Mortgage Corp.	
(NAME)	(NAME)	
5227 Southfork Blvd.	9311 San Pedro, #100	063-16-0C-073.00
(ADDRESS)	(ADDRESS)	
Old Hickory, TN, 37138	San Antonio, TX 78216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Kimberly Walters, unmarried,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kathy P. Parker,** Unmarried woman, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Lot 73, HERMITAGE SPRINGS ESTATES, PHASE ONE, SECTION TWO, Planned Unit Development, as shown on plat of record in Exhibit "A" to the instrument of record as Instrument No. 20031031-0160338, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Kimberly W. Davis, unmarried, Paul Nathan Nielsen and wife, Valerie R. Nielsen, as joint tenants with right of survivorship, by Warranty Deed from Classic Homes BOS, L.P. a Tennessee limited partnership, or record in Instrument No. 20041230-0154410, in the Register's Office of Davidson County, Tennessee, dated December 10, 2004 and recorded December 30, 2004.

Being the same property conveyed to Kimberly W. Davis by Quitclaim Deed from Russell B. Davis of record in Instrument No. 20050411-0053100, in the Register's Office of Davidson County, Tennessee, dated April 13, 2005 and recorded May 11, 2005.

Being the same property conveyed to Kimberly Walters, formerly known as Kimberly Walters Davis, unmarried by Quitclaim Deed from Kimberly Walters Davis, now known as Kimberly Walters, Paul Nathan Nielson and wife, Valerie R. Nielson of record in Instrument No. 20060922-0117821, in the Register's Office of Davidson County, Tennessee, dated August 24, 2006 and recorded September 22, 2006.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2019, which have been pro-rated between the parties and assumed by the Grantee herein; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 5227 Southfork Blvd., Old Hickory, TN 37138

(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 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 8th day of July, 2019.

Kimberly Walters

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Kimberly Walters, the bargainor(s), with whom I am personally acquainted (or proved to me his/her identity on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand this 8th day of July, 2019.

LESLIE GARSIDE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Notary Public

My commission expires: 1/3/23

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.

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 WILLIAMSON COUNTY

My Commission Expires: 7/22/2022

Notary Seal (if on paper)

RETURN RECORDED DOCUMENTS TO:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206