PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

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Christy Wilkins Ivey

Percy Wilkins, Jr. (1933-2017)

Karen Johnson Davidson County
Batch# 261076 DEEDWARR
07/23/2019 03:03:30 PM 3 pgs
Fees: $18.00 Taxes: $891.70
20190723-0072351

W & I Ref: (MJ) Title No.: 60561
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Gary W. Walker Jennifer L. Walker 8248 Persia Way Nashville, TN 37211	New owner

TAX MAP PARCEL NUMBERS: 172120D47000CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$241,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Rickie Lee VanHooser, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Gary W. Walker and Jennifer L. Walker, husband and wife**, 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 Davidson County, Tennessee, being Lot No. 516 on the Plan of Town Center Homes at Lenox Village, Section III, of record in Instrument No. 20060118-0006550, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Rickie Lee VanHooser, a single man, by Warranty Deed from Catherine Caesar, an unmarried woman, Dated June 29, 2017 and recorded on June 30, 2017, of record in Instrument No. 20170630-0066265. Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

Taxes for 2019, and subsequent years. The Plan of record in Instrument No. 20060118-0006550, said Register's Office, shows an owner's certificate, a minimum setback line to which plan reference is hereby made for a more complete description. Stormwater Detention Agreement of record in Instrument No. 200512210152802, said Register's Office. Master Deed Restrictions of record in Instrument No. 200203150032825 and Instrument No. 20060120-007913, said Register's Office. Subject to the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20020315-0032826, Instrument No. 20060120-0007914, corrected in Instrument No. 20060221-0020352 and Instrument No. 20060309-0027423, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars; but deleting any covenant, conditions or restrictions would violate 42 USC 3604c.

This is improved property, known as 8248 Persia Way, Nashville, TN 37211

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 18th day of July, 2019.

Rickie Lee VanHooser

Rickie Lee VanHooser

State of Tennessee

County of Davidson

On this 18th day of July, 2019, before me the undersigned authority, personally appeared Rickie Lee VanHooser, 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: $241,000.00.

Affiant

Sworn and subscribed before me this 18th day of July, 2019.

Notary

My Commission Expires: 11/5/2019

CONNIE TAYLOR STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

True Copy Certification

I, Connie Taylor, 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, Greg Fairbetter, a notary public for this county and state, Connie Taylor 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: 11/08/2021

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 8, 2021

Broker Title & Escrow, LLC
1404 17th Ave S
Nashville, TN 37212