Name and Address of New Owner:
Dawn Walker
6014 Pleasant Hill Drive
Pleasant View, TN 37146

Send Tax Bills To:
Dawn Walker
6014 Pleasant Hill Drive
Pleasant View, TN 37146

This Instrument Prepared By:
Greater Nashville Title, LLC
200 Madison Street
Madison, TN 37115

Map & Parcel No: 049-00-0-005

Karen Johnson Davidson County
Batch# 275411 DEEDWARR
08/22/2019 11:52:30 AM 3 pgs
Fees: $18.00 Taxes: $592.00
20190822-0084596

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Lois O. Winston, an unmarried woman**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Dawn Walker**, "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in the 13th Civil District of Davidson County, Tennessee, described according to a copy of a survey made by George W. Watkins, Surveyor, on July 31, 1956, as follows:

Beginning at a point on the westerly margin of State Highway No. 112, or Clarksville Highway, 200 feet southerly from the intersection of the westerly margin of said Highway with the southerly line of the property conveyed to Hubert H. Adcock and wife, Maggie R. Adcock, by deed from Carl W. Shoub, Jr. and wife, Anne Givan Shoub of record in Book 1712, page 423, Register's Office for Davidson County, Tennessee; thence with the westerly margin of said Highway, south 27 deg. 15' east 100 feet to a point; thence south 66 deg. 15' west 300 feet to a point; thence north 27 deg. 15' west 88 feet to a point; thence northeasterly in a straight line 300 feet, more or less, to the point of beginning.

Being the same property conveyed to Lois O. Jones, Samuel L. Whitlow and Helen R. Bester by Warranty deed from James L. Blate and wife, Sara A. Blate of record in Book 7088, page 857, Register's Office for Davidson County, Tennessee, dated November 28, 1986 and recorded on December 31, 1986.

Being the same property conveyed to Lois O. Jones by Quitclaim deed from Samuel L. Whitlow and Helen R. Bester of record in Book 7619, page 23, Register's Office for Davidson County, Tennessee, dated August 3, 1988 and recorded on August 4, 1988.

Being the same property conveyed to Lois O. Winston and Stephanie Juste by Quitclaim deed from Lois O. Jones NKA Lois O. Winston of record in Book 10258, page 956, Register's Office for Davidson County, Tennessee, dated January 11, 1996 and recorded on November 14, 1996.

Being the same property conveyed to Lois O. Winston by Quitclaim deed from Stephanie Juste of record in Instrument No. 20030815-0118049 Register's Office for Davidson County, Tennessee, dated August 7, 2003 and recorded on August 15, 2003.

Being improved property also known as 4739 Clarksville Pike Nashville, Tennessee 37218.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 21st day of August, 2019.

Lois O. Winston (SEAL)

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 Lois O. Winston, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 21st day of August, 2019.

Notary Public
My commission expires: 3/8/21

STEVEN PAUL DISSER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $160,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
21st day of August, 2019.

Notary Public
My commission expires: 3/8/21

STEVEN PAUL DISSER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

File No. 2019-364

Tennessee Certification of Electronic Document

I, Steven Disser, do hereby make oath that I am a licensed attorney and/or the
Signer's Name

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, Sandy Balent, a notary public for this county and
Notary's Name

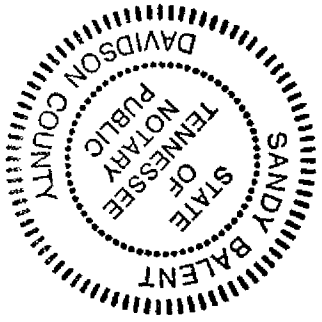
state, Steven Disser, who acknowledges that this certification of an electronic
Signer's Name

document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSION EXPIRES: 11-5-19

NOTARY'S SEAL



(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).