Karen Johnson Davidson County
Batch# 278219 DEEDWARR
09/03/2019 08:46:43 AM 2 pgs
Fees: $13.00 Taxes: $666.00
20190903-0088142

(Space above for Recording Information)

Prepared by:
Continental Title Insurance Co
Steven T. Richardson
6320 Highway 41-A, Ste. 200,
Pleasant View, TN 37146

STEVEN RICHARDSON
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

STATE OF TENNESSEE
COUNTY OF Cheatham
The actual consideration or value for this transfer is $180,000.00

Affiant

Subscribed and sworn to before me, this 30th day of August, 2019.

Notary Public – Steven Richardson
My commission expires: 10/14/20

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Casey Brad Walker	U.S. Bank, N.A.	**042-16-0-146.00**
613 Gibson Dr	12800 Foster St	
Madison, TN 37115	Overland Park, KS 66213-2623	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **David A. Walker, unmarried**, hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to **Casey Brad Walker, a single man**, hereinafter called the Grantees, their heirs and 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 Lot No. 66 on the Map of Blair Heights, Section Six, of record in Book 2331, Page 98, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of said Lot.

Being the same property conveyed to David A. Walker by Warranty Deed from William C. Sanders and wife, Mildred S. Sanders by Deed dated June 23, 1999, recorded June 29, 1999, and filed for record in Book 11547, Page 384, Register's Office for Davidson County, Tennessee. See Quitclaim Deed from Carol A. Walker non-vested former spouse of Grantor in Instrument#20190903-0088141 Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record. The Current year property taxes have been prorated and are being assumed by Grantees herein.

This property is improved property known as 613 Gibson Dr, Madison, TN 37115.

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, successors and assigns, forever. Grantor covenants with Grantees 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 does further covenant and bind himself/herself, his/her heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 30th day of August, 2019.

David A. Walker

State Of Tennessee
County Of Cheatham

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, David A. Walker, with whom I am personally acquainted (or proved to me identity based upon satisfactory proof presented), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand in Pleasant View, TN, this August 30, 2019.

Steven Richardson
State of Tennessee Notary Public

My Commission expires 10/14/20

