Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr, #290
Brentwood, TN 37027
B19-2068

Karen Johnson Davidson County
Batch# 284382 DEEDWARR
09/11/2019 02:06:29 PM 2 pgs
Fees: $13.00 Taxes: $899.10

20190911-0092037

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $243,000.00

9-7-19
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 7th day of September, 2019

Notary Public

Commission Expires: 4-19-22

RACHEL L. HARDAWAY
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
MY COMMISSION EXPIRES 4-18-2022

Address of New Owner	Send Tax Bills To:	Map & Parcel
Brian H. Walker & Lauren M. Walker 259 Hillsboro Place Nashville, TN 37215	NEW OWNER	117-030-D-259.00CO

WARRANTY DEED

FOR AND IN 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/WE,

Crystaline V. Dekle, a married woman

HEREINAFTER REFERRED TO AS THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Brian H. Walker and Lauren M. Walker, husband and wife

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 Unit No. 259 on the Plan of Hillsboro Station Condominiums, as of record in Book 6250, Pages 751, 752 and 753, said Register's Office, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Thomas Michael Dekle and wife, Crystaline V. Dekle by Warranty Deed from Dalton Development Corporation of record in Book 7269, Page 988, Register's Office for Davidson County, Tennessee, dated June 08, 1987 and recorded on June 16, 1987.

Being the same property conveyed to his wife, Crystaline V. Dekle by Quitclaim Deed to Perfect Title from Thomas Michael Dekle of record in Instrument No. 20101210-0098410 Register's Office for Davidson County, Tennessee, dated November 29, 2010 and recorded on December 10, 2010.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 259 Hillsboro Place, Nashville, TN 37215

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Thomas M. Dekle, spouse of Crystaline V. Dekle, hereby joins in this conveyance to convey any and all right, title, claim or interest he may have in and to said property, marital or otherwise.

Dated this the 6th day of September, 2019.

Crystaline V. Dekle

Thomas M. Dekle

STATE OF GEORGIA
COUNTY OF CLARKE

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Crystaline V. Dekle and Thomas M. Dekle** 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 and official seal at ATHENS, GA., this 6th day of September, 2019.

Notary Public
My Commission Expires: 11/30/2021

(Notary Seal)

THARSIS DINZEY
NOTARY PUBLIC
STATE OF GEORGIA
JACKSON COUNTY
MY COMMISSION EXPIRES
NOVEMBER 30, 2021