Karen Johnson Davidson County
Batch# 285395 DEEDWARR
09/13/2019 01:36:30 PM 2 pgs
Fees: $13.00 Taxes: $592.00
20190913-0093053

WARRANTY DEED

DELLANA LOWHORN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$160,000.00.**

Affiant

Subscribed and sworn to before me this 29 day of August, 2019

Notary Public
My Commission expires:

(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Eddie W. Walton	The Tennessee Credit Union	053-13-0-161.00
615 Brentmeadow Circle	1400 Eighth Avenue South	
Madison, TN 37115	Nashville, TN 37203	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **John M. Williams, unmarreid and Gail Hunter, unmarreid,** hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Eddie W. Walton, unmarried,** his heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 29-B on the plan of Zone Lot Division Lot 29, Phase 1, Kimbolton, of record in Book 6900, pages 276-287, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to John Williams and Gail Hunter, from Secretary of Veterans Affairs, by deed on January 31, 2013, of record in Instrument Number 20130205-0011929, Register's Office for Davidson County, Tennessee.

Grantor warrants that he has never lived in the subject property as a married person and that the subject property is not subject to any marital rights therein.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

Subject to all matters as shown on the Plan of record in Book 6900, page 276-278, amended in Book 6900,page 962, and corrected in Book 7577, page 553, Register's Office Davidson County, Tennessee.

Covenants, conditions, and restrictions as set forth in instrument recorded in Book 7265, page 655; Book 7464, page 869; Book 7470, page 126; and Book 7799, page 50, Register's Office for Davidson County, Tennessee.

Homeowner's Association Charter of record in Book 7507, page 67, Register's Office for Davidson County, Tennessee.

This is improved property known as: **615 Brentmeadow Circle, Madison, TN 37155**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this August 29, 2019.

John M. Williams

Gail Hunter

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **John M. Williams and Gail Hunter** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this August 29, 2019

My commission expires 7/3/23

Notary Public

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

True Copy Certification

I, Dellana Lawhorn, do hereby make an oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, S Thompson, a notary public for this county and state, Dellana Lawhorn, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 12.03.19