Karen Johnson Da
Batch# 304793 DEEDWARR
10/23/2019 10:23:47 AM 2 pgs
Fees: $13.00 Taxes: $3,061.75

20191023-0108643

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $827,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21 DAY OF OCTOBER, 2019.

Notary Public

MY COMMISSION EXPIRES: 1-6-20

(AFFIX SEAL)

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

A-BMR-19-5005

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Erik Biorn Carlson and Libby D. Carlson	**New Owner**	
(NAME)	(NAME)	
5005 Wyoming Ave		**103-03-0-196.00 AND 103-03-0-218.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **SHILOH LEVI WALKER AND CARRIE DEE WALKER, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ERIK BIORN CARLSON AND LIBBY D. CARLSON, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, described as follows:

Tract I: Land in the 25th Ward of the City of Nashville, Davidson County, Tennessee, being a part of the E.A. Elam 5 acre tract, and described as follows:

Beginning at a point in the southerly margin of Wyoming Avenue, 100 feet west of the westerly margin of the 50th Avenue North, at the northwest corner of the property conveyed to W.C. Sells and wife, of record in Book 1368, page 40, Register's Office for said County; thence southerly along Sells westerly line, 150.4 feet; thence westerly parallel to the southerly margin of Wyoming Avenue, 50 feet; thence northerly 150.4 feet to the southerly margin of Wyoming Avenue; thence easterly along said Avenue 50 feet to the beginning.

Tract II: Land in Davidson County, Tennessee, being part of the E.A. Elam Trace, described as follows:

Beginning at the southwest corner of the property conveyed to Melvin A. Karnes and wife, by deed from Frederick B. Rogers and wife, of record in Book 2909, page 27, Register's Office for said county; then with Karnes southerly line westwardly 50 feet to his southwest corner being the easterly line of the property conveyed to C.M. Holland, Sr. and wife, by deed from Ruth P. Anthony, of record in Book 2745, page 150, said Register's Office; thence with said line southwardly 101.6 feet, more or less, to Holland's southeast corner; thence eastwardly 50 feet; thence northwardly 101.6 feet, more or less, to the beginning.

Being the same property conveyed to Shiloh Levi Walker and wife, Carrie Dee Walker by Warranty Deed from Jessica Coe, unmarried, of record in Instrument No. 20050303-0023868, Register's Office for Davidson County, Tennessee, dated February 25, 2005 and recorded on March 3, 2005.

This conveyance is subject to:
- Taxes for 2019 and subsequent years a lien not yet due and payable.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **5005 Wyoming Ave, Nashville, Tennessee 37209**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 21st DAY OF OCTOBER, 2019.

By Carrie Walker as Attorney in Fact
Shiloh Levi Walker by Carrie Dee Walker as Attorney-in-Fact

Carrie Dee Walker

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CARRIE DEE WALKER, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of SHILOH LEVI WALKER, and who acknowledged he/she/they executed the same as the free act and deed of the said SHILOH LEVI WALKER.

Witness my hand and official seal, this the 21st of October, 2019.

Notary Public
My Commission Expires: 1/3/22
(SEAL)

LAURA MITCHELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CARRIE DEE WALKER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 21st of October, 2019.

Notary Public
My Commission Expires: 1/3/22
(SEAL)

LAURA MITCHELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212