Karen Johnson Davidson County
Batch# 351770 DEEDWARR
02/03/2020 08:57:22 AM 3 pgs
Fees: $18.00 Taxes: $3,182.00
20200203-0011963

RECORDING INFORMATION

STATE OF TENNESSEE)
COUNTY OF Williamson)

The actual consideration for this transfer or value of property transferred (whichever is greater) is $860,000.00.

Affiant

Sworn to and subscribed before me this 31st day of January, 2020.

Notary Public

My Commission Expires: 6-26-21

(SEAL)

JAMES R. THOMPSON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY:
Webb Sanders PLLC
3037A Highway 31W, P.O. Box 887
White House, TN 37188

GENERAL WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map/Parcel Number(s):
Michael C. Walker 2037 Elliott Avenue Nashville, TN 37204	New Owner(s) Churchill Mortgage Corp. 1749 Mallory Lane, Ste 100 Brentwood, TN 37027	105-09-0-441.00

This Indenture is made on the 31st day of January, 2020, by and between **STEPHEN ERIC JOLLY AND CARINA JOLLY, HUSBAND AND WIFE** ("Grantor"), and **MICHAEL C. WALKER SINGLE MAN** ("Grantee").

Grantor, for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration in hand paid, bargains, sells and conveys to Grantee the following described real estate, situated in the County of Davidson, State of Tennessee:

Land in Davidson County, Tennessee, being Part of Lot No. 68 on the Plan of Waverly Land Company's Plan of Lots, being Waverly Place of record in Plat Book 57, Page 95, Register's Office for Davidson County, Tennessee, described according to a survey dated August 10, 1918, by W. B. South, as follows:

Beginning on the Westerly margin of Elliott, formerly Kirkman Avenue at a point 67 feet 2 inches Northerly from Miller's Northeast corner; thence with the Westerly margin of said Avenue, Northerly 98 feet to a point; thence Westerly 245 feet to a point on the Easterly margin of an alley, Southerly 43 feet to a point 30 feet Northerly from said Miller's Northeast corner; thence Easterly in a straight line 285 feet to the beginning.

Being the same property conveyed to Stephen Eric Jolly and Carina Jolly, husband and wife by Warranty deed from Ed Maywald and wife, Susan Maywald of record in Instrument No. 20170905-0091089 Register's Office for Davidson County, Tennessee, dated August 18, 2017 and recorded on September 5, 2017.

This is improved property known as 2037 Elliott Avenue, Nashville, TN 37204.

This conveyance is being made subject to:

1. Taxes for the year 2020 and subsequent years, a lien not yet due and payable.

2. Subject to all matters shown on the Plan of record in Plat Book 57, Page 95, Register's Office for Davidson County, Tennessee.

3. Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.

TO HAVE AND TO HOLD said property, together with the appurtenances, hereditaments, estate, title and interest thereto belonging, to Grantee.

Grantor covenants that, subject to the matters set forth above, Grantor is lawfully seized and possessed of said property in fee simple, has good right to convey it and that it is unencumbered. Grantor further covenants and binds itself and its successors and assigns to warrant and defend to Grantee forever the title to said property against the lawful claims of all persons whomsoever, excluding claims arising out of the matters set forth above.

IN WITNESS WHEREOF, the undersigned Grantor has executed this instrument or has caused same to be executed as of the 31st day of January, 2020.

GRANTOR:

Stephen Eric Jolly

Carina Jolly

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

Personally appeared before me, the undersigned, Notary Public for the aforesaid State and County, STEPHEN ERIC JOLLY and CARINA JOLLY, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person(s) executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of January, 2020.

Notary Public

My Commission Expires: 5/25/22

VALERIE M WEBB
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 05-25-2022

EXHIBIT A

Land in Davidson County, Tennessee, being part of Lot No. 68 on the Waverly Land Company's Plan of Lots, being Waverly Place, of record in Plat Book 57, Page 95, Register's Office for Davidson County, Tennessee, described according to a survey dated August 10, 1918, by W. B. South, as follows:

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Being the same property conveyed to Stephen Eric Jolly and Carina Jolly, husband and wife, by Warranty Deed from Ed Maywald and wife, Susan Maywald of record in Instrument No. 20170905-0091089 Register's Office for Davidson County, Tennessee, dated August 18, 2017 and recorded on September 5, 2017. (Value of consideration shown in aforementioned deed $745,000.00.)