Karen Johnson Davidson County
Batch# 358798 DEEDWARR
02/14/2020 02:00:32 PM 2 pgs
Fees: $13.00 Taxes: $999.00
20200214-0017309

Warranty Deed

STATE OF ~~Sumner~~ TN
COUNTY OF Sumner

The actual consideration or value, whichever is greater, for this transfer is $270,000.00

Subscribed and sworn to before me, this the 14th day of February, 2020.

Affiant

Notary Public

My Commission Expires: 8-21-23

NIKKI DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY PNWI, LLC 301 Northcreek Blvd. #208, Goodlettsville, TN 37072

ADDRESS NEW OWNER			SEND TAX BILLS TO:			MAP-PARCEL NUMBER
Port Royal, LLC			Port Royal, LLC			03406001900
301 Northcreek Blvd #208			301 Northcreek Blvd #208			
Goodlettsville, TN 37072			Goodlettsville, TN 37072			
(CITY)	(STATE)	(ZIP)	(CITY)	(STATE)	(ZIP)	

For and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Timothy L. Walker, married,** hereinafter referred to as Grantor, has bargained and sold, and by these presents does hereby remise, release and convey unto **Port Royal, LLC,** hereinafter referred to as Grantee, its heirs and assigns all of his right, title and interest in and to a certain tract or parcel of land in **Davidson County**, Tennessee, described as follows, to wit:

Being lot number 44 on the plan of Shepherd Hills, section 2, as of record and book 2900, page 12, registers office for Davidson County, Tennessee.

Sand lot number 44 begins at a point in the north margin of Spring Branch Road at the corner of lots number 44 and 45; thence withthe line between said lots, northerly 256.2 feet to a corner of lot number 43; thence with the line between lots number 43 and 44, Westerly 200 feet to the east margin of Cude Lane; thence with the margin of the same, southerly 230 feet to the beginning of a curve; thence around said curve, southeasterly 31.42 feet to the north margin of Spring branch Road; thence with the margin of the same, easterly 149.02 feet to the point of the beginning.

Being the same property conveyed to Timothy L. Walker and wife Linda F. Walker, by deed from Larry O. Newell and wife Shirley as of record in Book 4796 page 212. Linda F. Walker died intestate December 4, 2018, a citizen and resident of Davidson County, Tennessee, leaving her surviving spouse, Timothy L. Walker the sole owner of their marital home, the subject property. Timothy L. Walker has since remarried to Judith A. Walker. Judith A. Walker joins in the execution of this instrument, with the consent of the granting spouse, to convey her marital interest in said property, if any.

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 day 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 property known as 1901 Spring Branch Drive, 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 and assigns forever; and we do 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 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 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 on the 14th day of February 2020.

Timothy L. Walker Judith A. Walker

STATE OF TENNESSEE COUNTY OF Sumner

Personally appeared before me, the undersigned authority, in and for said County and State, appeared, Timothy L. Walker and Judith A. Walker with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), executed the foregoing instrument (Warranty Deed) for the purposes therein contained

Witness my hand and official seal at Nashville **, Tennessee, this 14th day of February, 2020.**

Notary Public: Nikki Davis

Commission Expires: 8·21·2023

NIKKI DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE COUNTY OF Sumner

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