# WARRANTY DEED

Karen Johnson Davidson County
Batch# 360455 DEEDWARR
02/19/2020 02:46:10 PM 2 pgs
Fees: $13.00 Taxes: $536.50

20200219-0018574

G-GTR-20-126

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $145,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF FEBRUARY, 2020.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

RACHEL WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-05-2022

**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) |
|---|---|---|
| **Daniel Luke Walters** | New Owner | |
| (NAME) | (NAME) | **064-16-0A-126.00** |
| **126 General Jackson Lane** | | |
| (ADDRESS) | (ADDRESS) | |
| **Hermitage, TN 37076** | | |
| (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, **JOYCE M. FLICEK, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DANIEL LUKE WALTERS, UNMARRIED,** 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, being Unit No. 126 on the Plan of Jackson Meadow, Phase I, Section I, of record in Plat Book 5200, Page 362, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Joyce M. Flicek, unmarried by Warranty deed from John T. Holland and wife, Dolly R. Holland of record in Book 9479, page 418, Register's Office for Davidson County, Tennessee, dated September 28, 1994 and recorded on September 30, 1994.

This conveyance is subject to:
- Taxes for the year 2020 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 5200, Page 362, Register's Office for Davidson County, Tennessee.
- Subject to the By-Laws for the administration thereof; also subject to the easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Jackson Meadowsof record in Book 7433, Page 236 and amended in Book 7434, Page 642, Book 5796, Page 3 and Book 5829, Page 970, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 5796, Page 13 and amended in Book 5829, Page 972, in the Register's Office for Davidson County, Tennessee.
- By-Laws of Jackson Meadows of record in Book 5829, Page 975, Book 5796, Page 46 and Book 7433, Page 282, in the Register's Office for Davidson County, Tennessee.
- Easement(s) of record in Book 5861, Page 544, in the Register's Office for Davidson County, Tennessee.
- Easement of record in Book 7433, Page 203, in the Register's Office for Davidson County, Tennessee.
- Charter of Jackson Meadows Homeowner's Association of record in Book 5796, Page 43 and amended in Book 8205, Page 138, in the Register's Office for Davidson County, Tennessee.
- Jackson Meadows Condominium Association, Inc. Rule Prohibiting Smoking of record in Instrument Number 20140818-0074730, in the Register's Office for Davidson County, Tennessee.
- Jackson Meadows Condominium Association, Inc. Fine Policy of record in Instrument Number 20140818-0074729, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **126 General Jackson Lane, Hermitage, Tennessee 37076**.

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 14th DAY OF FEBRUARY, 2020.

Joyce M. Flicek by Michael R. Flicek attorney in Fact

Joyce M. Flicek by Michael R. Flicek,
Attorney in Fact

POA in 20200204 0013010

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Michael R. Flicek, 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 JOYCE M. FLICEK, and who acknowledged he/she/they executed the same as the free act and deed of the said JOYCE M. FLICEK.

Witness my hand and official seal, this the 14th of February, 2020.

Notary Public
My Commission Expires: 7-3-2023
(SEAL)

CHARLES SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2023

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