Karen Johnson Davidson County
Batch# 368016 DEEDWARR
03/05/2020 11:48:30 AM 4 pgs
Fees: $23.00 Taxes: $1,054.50
20200305-0024832

This Instrument Prepared By:
Lee & Lee Attorneys at Law, P. C.
109 East Gay Street, 615-444-1312
Lebanon, TN 37087

L&L#4756-212

ADDRESS NEW OWNER:
Rachel E. Walton
212 Lexington Way
Hermitage, TN 37076

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
First Community Mortgage, Inc.
262 Robert Rose Drive
Suite 200
Murfreesboro, TN 37129

Parcel ID:
064-12-0C-212.00-C

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Mary Elizabeth Walton-Heflin and Deborah L. Walton, Trustee of The Walton Grandchildren's Trust,** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do transfer and convey unto **Rachel E. Walton,** hereinafter called the GRANTEE, her heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit 212, Lexington, Phase Two, as shown on plat of record in Plat Book 6250, Pages 340-341, in the Register's Office, Davidson County,Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Mary Anna Walton and James M. Walton by deed from Craig E. Stevens dated October 16, 2007 and of record as Instrument No. 20071023-0125206, Register's Office for Davidson County, Tennessee. Mary Ann Walton and James N. Walton conveyed the property to Mary Anna Walton by deed dated January 3, 2008 and of record as Instrument No. 20080114-0003843, said Register's Office. Mary Anna Walton died on September 15, 2018. Pursuant to her will, of record in Case No. 19P1944, Office of the Clerk of the Probate Court for Davidson County, Tennessee, a 1/2 interest in the property is vested in Mary Elizabeth Walton-Heflin (being one and the same person as Mary Elizabeth

Walton), and a 1/2 interest is vested in Debra L. Walton, Successor Trustee of the Walton Grandchildren's Trust, under Agreement dated January 4, 2001.

This is improved property known as 212 Lexington Way, Hermitage, TN 37076. Possession is to be given on March 4, 2020.

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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, her heirs and assigns, forever; and,

GRANTORS do covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and do warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTORS do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this the 4th day of March, 2020.

Mary Elizabeth Walton Heflin
Mary Elizabeth Walton-Heflin

STATE OF IDAHO)
COUNTY OF Valley)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Mary Elizabeth Walton-Heflin,** the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and, who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 4th day of March, 2020.

NOTARY PUBLIC

My Commission Expires: 5.10.25

LORI ANN CLEMENS
COMMISSION #20190945
NOTARY PUBLIC
STATE OF IDAHO

Deborah L. Walton, Trustee of The Walton Grandchildren's Trust

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Deborah L. Walton, Trustee of The Walton Grandchildren's Trust,** the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and, who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 4th day of March, 2020.

NOTARY PUBLIC

J.C. ROSS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 12-2-23

* * * * * *

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual value or consideration, whichever is greater, for this transfer is **$285,000.00**.

AFFIANT

Subscribed and sworn to before me on this 4th day of March, 2020.

NOTARY PUBLIC

J.C. ROSS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 12-2-23

ELECTRONIC DOCUMENT CERTIFICATION

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

John M. Lee, Attorney

State of Tennessee
County of Wilson

Personally appeared before me, J. C. Ross, a notary public for this county and state, John M. Lee, who acknowledges that this certification of an electronic document is true and correct and whose signatures I have witnessed.

Notary Public

MY COMMISSION EXPIRES: 12223

