RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: TN2013077

Karen Johnson Davidson County
Batch# 378687 **DEEDWARR**
03/27/2020 11:07:43 AM 2 pgs
Fees: $13.00 Taxes: $1,512.93

20200327-0033362

WARRANTY DEED

J ANDERSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 6, 2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $408,900.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of March, 2020.

NOTARY PUBLIC

My commission expires: _____

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert Walker and Alice Periquet 6010 B Morrow Road Nashville, TN 37209	Same address as new owner	091 06 0S 002.00

FOR AND IN CONSIDERATION of the sum of Four Hundred Eight Thousand Nine Hundred and 00/100 Dollars ($408,900.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **AMY LYNN WOOTEN, AN UNMARRIED WOMAN**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **ROBERT WALKER AND ALICE PERIQUET, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 6010B on the Plan of 6010 Morrow Road Townhomes, a Horizontal Property Regime with Private Elements of record in Exhibit "C" (also known as Exhibit "B") in the Declaration of Covenants, Conditions and Restrictions at Instrument No. 20150923-0096509, in the Register's Office for Davidson County, Tennessee to which reference is hereby made for a more complete description of said property.

Being that same property conveyed to Amy Lynn Woodten, an unmarried woman, by Warranty Deed from Hybrid Phoenix Holdings, LLC, dated 08/05/2016 and recorded in Instrument No. 20160810-0083151, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that she is lawfully seized and possessed of said real estate; that she have a good right to convey the same; and that it is unencumbered except by lien of the 2020 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenants and binds herself, her heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 13th day of March, 2020.

Amy Lynn Wooten
AMY LYNN WOOTEN

STATE OF ~~TENNESSEE~~ North Carolina
COUNTY OF ~~DAVIDSON~~ Wayne

Personally appeared before me, a Notary Public, Amy Lynn Wooten, 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 seal, this the 13th day of March, 2020.

Ann K Wood
Notary Public
My commission expires: 1-10-2025

ANN K WOOD
Notary Public, North Carolina
Johnston County
My Commission Expires
January 10, 2025