Karen Johnson Davidson County
Batch# 399790 DEEDWARR
05/13/2020 03:19:30 PM 7 pgs
Fees: $38.00 Taxes: $684.50
20200513-0049892

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $185,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF MAY, 2020.

Notary Public

MY COMMISSION EXPIRES: 10-2-23
(AFFIX SEAL)

ANITA LESTER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY TENN.

THIS INSTRUMENT WAS PREPARED BY
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 20-0321

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Randall Haley and Martha Butterfield	OWNER	Map: 07109006200
(NAME) 2119 Westwood Avenue	(NAME)	
(ADDRESS) Nashville, TN 37212	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF ONE HUNDRED EIGHTY-FIVE THOUSAND AND NO/100 DOLLARS ($185,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

SAMUEL L. WALKER, A 1/6 UNDIVIDED INTEREST, PATRICIA ANN DAVIS, A 1/6 UNDIVIDED INTEREST, LUCRETIA WALKER GAMBLE, A 1/6 UNDIVIDED INTEREST, DAVID LAMAR LAWRENCE, A 1/6 UNDIVIDED INTEREST, CHARLES VENCHAEL WILSON, A 1/18 UNDIVIDED INTEREST, KAREN DENISE WILSON, A 1/18 UNDIVIDED INTEREST, CHARLES P. WILSON, A 1/18 UNDIVIDED INTEREST, WILLIAM PATTON, JR., A 1/24 UNDIVIDED INTEREST, EDWARD PATTON, SR. , A 1/24 UNDIVIDED INTEREST, RICKY PATTON, A 1/24 UNDIVIDED INTEREST, TIMOTHY PATTON, A 1/24 UNDIVIDED INTEREST,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

RANDALL HALEY AND MARTHA BUTTERFIELD,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being the southeasterly 15 feet of Lot 13 and Lot No. 14 on the Map of W.H. Nance's Subdivision of Lot No. 14 Brooklyn Plan, as of record in Book 332, Page 14, Register's Office for said County.

Said Lots adjoin and front together 90 feet on the northeasterly margin of Whites Creek Pike, formerly 2nd Street, and run back between lines 160 feet to an alley.

Being the same property conveyed to William S. Walker by deed from Betty Lavergne Hooper of record in Book 4622, Page 530, Register's Office for Davidson County, Tennessee. The said William S. Walker died intestate on October 29, 1982 leaving as Sole Heirs, Dorothy S. Walker, Samuel Walker, Patricia Ann Davis, Sylvia Joan Walker Wilson and Lucretia Walker Gamble. See also Affidavit of Heirship of record in Instrument No. 202005130049883 and Instrument No. 202005130049884, said Register's Office. The said Dorothy Louise Walker died July 21, 2002 with a Will, but the Estate was not probated, leaving Samuel L. Walker, David Lawrence, Idella Marie Patton and Patricia Ann Davis as Sole Heirs of her Estate. Dorothy Louise Walker devised the property to all her heirs and Sylvia Wilson aka Sylvia Joan Walker Wilson. See also Affidavit of Heirship of record in Instrument No. 202005130049885 and Instrument No. 202005130049886, said Register's Office. The said Sylvia Joan Walker Wilson died intestate on December 23, 2011, leaving as Sole Heirs, Charles P. Wilson, Charles Venchael Wilson, and Karen Denise Wilson. See also Affidavit of Heirship of record in Instrument No. 202005130049888 and Instrument No. 202005130049887, said Register's Office. Ronald Walker died intestate on December 7, 1969, and predeceased William S.

Walker, leaving as Sole Heir, Lucretia Walker Gamble. See also Affidavit of Heirship of record in Instrument No. ___202005130049889_____ and Instrument No. ____202005130049890_____, said Register's Office. Idella Marie Patton previously conveyed the property to William Patton, Jr., Edward Patton, Sr., Ricky Patton, and Timothy Patton by deed of record in Instrument No. 20190917-0094284, said Register's Office.

This conveyance is made subject to: (1) 2020 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 332, Page 14, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 1527 Baptist World Center Drive, Nashville, TN 37207
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 and 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 this 6th & 8th day of May, 2020.

Samuel L. Walker

Patricia Ann Davis

Lucretia Walker Gamble

David Lamar Lawrence

William Patton, Jr.

Edward Patton, Sr.

Ricky Patton

Timothy Patton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Samuel L. Walker, Patricia Ann Davis, Lucretia Walker Gamble, David Lamar Lawrence, William Patton, Jr., Ricky Patton, and Timothy Patton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this, 8th day of May, 2020.

My Commission Expires: 7/15/20

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Edward Patton, Sr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this, 6th day of May, 2020.

My Commission Expires: 7/15/20

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Witness my hand this 05 day of May, 2020.

Charles Venchael Wilson

Charles Venchael Wilson

STATE OF GEORGIA
COUNTY OF Clayton

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Charles Venchael Wilson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this, 5th day of May, 2020.

My Commission Expires: 08-13-2022

Notary Public

SHAQUILLE DURANT
NOTARY PUBLIC
Clayton County
State of Georgia
My Comm. Expires August 13, 2022

Witness my hand this 5TH day of May, 2020.

Karen Denise Wilson

STATE OF GEORGIA
COUNTY OF Cobb

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Karen Denise Wilson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this, 5th day of May, 2020.

My Commission Expires: _____

Notary Public

Adrena M Hanley
Notary Public
Cobb County, Georgia
My Commission Expires February 2, 2024

Witness my hand this 6 day of May, 2020.

Charles P. Wilson

Charles P. Wilson

STATE OF MISSOURI
COUNTY OF Missouri

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Charles P. Wilson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this, 5th day of May, 2020.

My Commission Expires: 10-15-2023

Notary Public

MAXINE TAYLOR
Notary Public - Notary Seal
State of Missouri
Commissioned for St. Louis County
My Commission Expires: Oct. 15, 2023
19749771

True Copy Certification

I, Anita Lester, 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.

Signature

State of TENNESSEE

County of DAVIDSON

Personally appeared before me, Patricia Nicholls, a notary public for this county and state, Anita Lester who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5/5/20
Notary' Seal (if on paper)

PATRICIA NICHOLLS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.