WARRANTY DEED

Karen Johnson Davidson County
Batch# 450280 DEEDWARR
08/05/2020 09:55:30 AM 3 pgs
Fees: $18.00 Taxes: $1,324.60
20200805-0086623

REBECCA SHUKIS
TENNESSEE NOTARY PUBLIC
My Comm Exp 12/15/2021
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $358,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF JULY, 2020.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

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

File No.: 20-0503

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Patricia Ann Sweat	New Owner	Map: 098060B02000CO
(NAME) 1234 Chickadee Circle	(NAME)	
(ADDRESS) Hermitage, TN 37076	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF THREE HUNDRED FIFTY-EIGHT THOUSAND AND NO/100 DOLLARS ($358,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

DAVID E. WALKER, JR. AND MARTHA JEAN WALKER, HUSBAND AND WIFE,

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

PATRICIA ANN SWEAT, UNMARRIED,

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:

Land in Davidson County, Tennessee, being Unit A of Lot 53D, Bridgewater, Phase 1, Section A, Villa Units, Lots 47D thru 78D, as shown on the supplemental declaration of covenants, conditions and restrictions for Bridgewater establishing Bridgewater Villas, Phase 1, Section A, of record in Instrument No. 20051122-0141076 and as shown on plat of record in Instrument No. 20051104-0133897 and Surveyor's Certificate of Correction recorded at Instrument No. 20060608-0067981, 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 David E. Walker, Jr. and Martha Jean Walker, husband and wife, as tenants by the entireties, by Quitclaim Deed from David E. Walker, Jr., also known as David E. Walker, also known as David Emmett Walker and Martha Jean Walker, also known as Jean M. Walker, husband and wife, of record in Instrument No. 20150629-0062503, dated June 19, 2015, Register's Office for said County. See also prior deed of record in Instrument 20110209-0011344, dated February 3, 2011, 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 Instrument No. 20051104-0133897, corrected in Instrument No. 20060608-0067981, said Register's Office; (3) Deed of common areas to Homeowners Association of record in Instrument No. 20091110-0103837, in the Register's Office for Davidson County, Tennessee; (4) TVA Line Easement of record in Book 1291, Page 99, in the Register's Office for Davidson County, Tennessee; (5) Sewer and Drainage Easement of record in Instrument No. 20060120-0008000, in the Register's Office for Davidson County, Tennessee; (6) Open Space Maintenance Agreement of record in Instrument No. 20051024-0128043, in the Register's Office for Davidson County, Tennessee; (7) Charter for Homeowners Association of record in Instrument No. 20060223-0021110, in the Register's Office for Davidson County, Tennessee; (8) Charter for Bridgewater Villas Townhomes Corp. of record in Instrument No. 20060223-0021111, in the Register's Office for

Davidson County, Tennessee; (9) Storm Water Detention Agreement of record in Instrument No. 20050222-0019150, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to all terms and provisions of the Restrictions and By-Laws of record in Instrument No. 20051024-0128043, amended in Instrument No. 20051122-0141076, amended in Instrument No. 20061004-0122802 and amended in Instrument No. 20071023-0125250, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 1234 Chickadee Circle, Hermitage, TN 37076
(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 31st day of July, 2020.

David E. Walker, Jr.

Martha Jean Walker

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 David E. Walker, Jr. and Martha Jean Walker, 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, 31st day of July, 2020.

My Commission Expires: 3/6/24

Notary Public

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

True Copy Certification

I, **Jennifer Pennell**, 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.

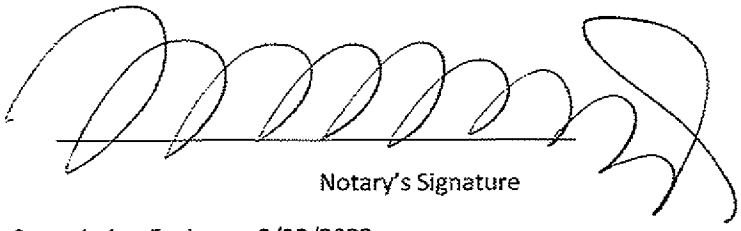


Signature

State of Tennessee

County of Dickson

Personally appeared before me, **Frances Wymonett Rose**, a notary public for this county and state, **Jennifer Pennell** 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: 2/22/2022

