Karen Johnson Davidson County
Batch# 455351 DEEDWARR
08/12/2020 01:25:30 PM 3 pgs
Fees: $18.00 Taxes: $969.40
20200812-0090072

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: TN2013512

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $262,000.00. AFFIANT SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of May, 2020. NOTARY PUBLIC My commission expires: 4-20-2021

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

BRYANT L. GRANTHAM STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Alan Fullerton and Virginia Fullerton 1424 Kirkland Avenue Nashville, TN 37216	New Owner	072-07-0-037.00

FOR AND IN CONSIDERATION of the sum of Two Hundred Sixty Two Thousand and 00/100 Dollars ($262,000.00), 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, **MARTHA FAYE WALDEN AND RONALD W. WALDEN, WIFE AND HUSBAND**, hereinafter called the Grantor(s), have bargained and sold and by these presents do hereby transfer and convey unto, **ALAN FULLERTON AND WIFE, VIRGINIA FULLERTON**, 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:

Being Lot No. 31 on the Plan of L.A. Warren's Re-Subdivision of Block C in R.M. Dudley's Subdivision, as of record in Book 843, page 102, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to c, from Matha Faye Walden, married, by Quitclaim Deed dated February 4, 2019, and recorded February 11, 2019 in Instrument #20190211-0012603, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Martha Faye Walden, married, from Ricky Lee Hite, married, as to his ½ undivided interest, by Warranty Deed dated February 4, 2019, and recorded February 11, 2019 in Instrument #20190211-0012602, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Bennie L. Hite and wife, Mary E. Hite, from Forby McMahan and wife, Shirley McMahan, by Warranty Deed dated October 3, 1973, and recorded October 5, 1973 in Book 4753, page 21, Register's Office for Davidson County, Tennessee. Mary E. Hite died July 20, 2011, leaving Bennie L. Hite as sole surviving tenant by the entirety. Bennie L. Hite died intestate February 1, 2018,

and his estate was probated in the Seventh Circuit Court for Davidson County, Tennessee, in Docket No. 18P926. Martha Faye Walden and Ricky Lee Hite are the Heirs at Law, pursuant to said estate, and an Affidavit of Heirship of record in Instrument #20181029-0106785, said Register's Office.

The address of the herein described property is believed to be 1424 Kirkland Avenue, Nashville, TN 37216, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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 they are lawfully seized and possessed of said real estate; that they 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 covenant and bind themselves, their 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 1st day of May, 2020.

Martha Faye Walden
MARTHA FAYE WALDEN

Ronald W. Walden
RONALD W. WALDEN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Martha Faye Walden and Ronald W. Walden, 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 seal, this the 1st day of May, 2020.

Notary Public
My commission expires: 6-20 2021

BRYANT L. GRANTHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Certificate of Authenticity

I, Kathleen Robson Gordon, 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 TN

County of Williamson

Personally appeared before me, Katherine Warren, a notary public for this county and state, Kathleen Robson Gordon who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Katherine Warren

Notary's Signature

My Commission Expires: 4-13-22.

Notary's Seal (If on paper)

KATHERINE WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD EXP. 4-13-2022