Karen Johnson Davidson County
Batch# 465638 DEEDWARR
08/27/2020 04:00:30 PM 3 pgs
Fees: $18.00 Taxes: $444.00
20200827-0097551

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $120,000.00 AFFIANT SUBSCRIBED AND SWORN TO ME ON THE 20TH DAY OF AUGUST, 2020. NOTARY PUBLIC MY COMMISSION EXPIRES 11.20.23

S THOMPSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF ROBERTSON

THIS INSTRUMENT PREPARED BY
Compass Land Title, LLC, 278 Franklin Road, Ste 160, Brentwood, TN 37027
file # 20-7530B

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Jose Hurtado	New Owner	108-15-0-006.00
706 Brook Valley Drive		
LaVergne, TN 37086		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

MICHAEL WALKER, UNMARRIED AND WILLIAM JOSEPH WALKER, MARRIED

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

JOSE HURTADO, A MARRIED MAN

HEREINAFTER CALLED THE GRANTEE(S), 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 Lot No. 185A on the Plan of Zone Lot Division of Lot Nos. 181 thru 188, Percy Priest Woods, Section 4 of record in Book 6900, Page 32, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Also included in conveyance are Easements of record in Book 11222, Page 185 and Book 8495, Page 13, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Stephen P. Walker, unmarried by Warranty Deed from Paul H. Hibner, unmarried and Mary E. Hibner, unmarried of record in Instrument No. 20070814-0097175, Register's Office for Davidson County, Tennessee, dated August 10, 2007 and recorded on August 14, 2007. Stephen P. Walker, having died intestate on April 10, 2020, his interest in said property vesting in his heirs at law: Michael Walker and William Joseph Walker, as shown in Case No. 20P809, Probate Court for Davidson County, Tennessee.

*THE GRANTOR'S OWNERSHIP OF THE PREMISES IS FOR INVESTMENT PURPOSES ONLY; THE PREMISES IS NOT THE PRINCIPLE RESIDENCE OF THE GRANTOR AND/OR THE GRANTOR'S SPOUSE.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2020 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR DAVIDSON, TENNESSEE.

This is property known as 105 Woodcraft Ct, Nashville, TN 37214

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 my hand on the 20th day of August, 2020.

Michael Walker

Michael Walker

William Joseph Walker

William Joseph Walker, by Michael Walker as Attorney-in-fact

by Michael Walker attorney in fact

STATE OF VA

COUNTY OF Grayson

Personally appeared before me, a Notary Public of said County and State, **MICHAEL WALKER,** the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this 24th day of August, 2020.

Dana P Jones

Notary Public

My Commission Expires: DEC 31 2023

DANA P. JONES NOTARY PUBLIC MY COMMISSION NUMBER 7068732 COMMONWEALTH OF VIRGINIA

STATE OF VA

COUNTY OF Grayson

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **MICHAEL WALKER,** with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument on behalf of **WILLIAM JOSEPH WALKER,** for the purposes therein contained, and who further proved to me that he is the **Attorney in Fact** for **WILLIAM JOSEPH WALKER,** and is authorized by **WILLIAM JOSEPH WALKER,** to execute this instrument on his behalf.

Witness my hand and official seal, this 24th day of August, 2020.

Dana P Jones

Notary Public

My Commission Expires: Dec 31 2023

DANA P. JONES NOTARY PUBLIC MY COMMISSION NUMBER 7068732 COMMONWEALTH OF VIRGINIA

File #: 20-7530B

RECORD & RETURN TO:

COMPASS LAND TITLE, LLC

278 Franklin Road, Ste. 160

Brentwood, TN 37027

COMPASS
LAND TITLE

TRUE COPY CERTIFICATE

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and 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.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 12/18/22

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY