Karen Johnson Davidson County
Batch# 466684 DEEDWARR
08/31/2020 10:01:30 AM 4 pgs
Fees: $23.00 Taxes: $481.00
20200831-0098380

This Instrument Prepared By and Returned To:	I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is **$130,000.00** which is equal to or greater than the amount the Premises would command at a fair and voluntary sale.
Concord Title 3000 Meridian Blvd. Ste. 140 Franklin, TN 37067 File No. 20203546	Affiant Sworn to and subscribed before me this 25th day of August, 2020. Notary Public My Commission Expires: 5/15/2021
After Recording Return To The Above.	JOSEPH WHITE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

WARRANTY DEED

THIS INDENTURE, made this 25th day of August, 2020, among:

LINDER R. HOWARD, AN UNMARRIED WOMAN

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

DAWN WALKER

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantee**").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

Land in Davidson County, Tennessee, being Lot No. 204 on the Plan of Section 3, Haynes Park Subdivision of record in Plat Book 4460, Page 185, in the Register's

Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 204 fronts 43 feet on the Westerly side of Kingview Court and runs back between lines 115.56 feet on the Northerly side and 108.04 feet on the Southerly side, to a broke line at the rear of which it measures 163.91 feet thereon.

Being the same property conveyed to Linda R. Young by Warranty deed from W. L. Bainbridge Company of record in Book 4992, page 682, Register's Office for Davidson County, Tennessee, dated January 26, 1976 and recorded on January 29, 1976.

Being the same property conveyed to Linder R. Howard, an unmarried woman by Quitclaim deed from Linda R. Young n/k/a Linder R. Howard of record in Instrument No. 20040625-0075937 Register's Office for Davidson County, Tennessee, dated June 18, 2004 and recorded on June 25, 2004.

Being also known as 429 Kingview Ct Nashville, Tennessee 37218.

TOGETHER WITH AND SUBJECT TO all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

SUBJECT TO all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

FURTHERMORE, the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

Linder R. Howard

State of Tennessee
County of Rutherford

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, Linder R. Howard, the within named bargainor(s), 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 27th day of August, 2020.

GRANT B. STOCKTON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission Expires: 7/9/22

Owner Name & Property Address:

Name: Dawn Walker
Address: 429 Kingview Ct
City, State, Zip: Nashville, TN 37218

Responsible Party For Taxes:

Name: Dawn Walker
Address: 6014 Pleasant Hill Dr.
City, State, Zip: Pleasant View, TN 37146

Tax ID: 058-16-0-084.00

True Copy Certification

I, Tracey Boshears, 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 Williamson

Personally appeared before me, Joseph White, a notary public for this county and state, Tracey Boshears 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: 5/15/2021

Notary' Seal (if on paper)

