2

WARRANTY DEED

Karen Johnson Davidson County
Batch# 471664 DEEDWARR
09/08/2020 12:31:28 PM 2 pgs
Fees: $13.00 Taxes: $843.60

20200908-0101983

JUDITH C. JACKSON
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $228,000.00

Shamere T. Walker
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of September, 2020

Notary Public

MY COMMISSION EXPIRES: 9-16-23

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lighthouse Title and Escrow, 301 S. Perimeter Park Drive, Suite 125, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Shamere T. Walker	Castle & Cooke Mortgage, LLC	058-11-0-054.00
(NAME)	(NAME)	
3864 Lunn Drive	13751 S Wadsworth Park Drive Suite 101	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218	Draper, UT 84020	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Katrina Carter,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Shamere T. Walker,** 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 Lot No. 175 on the Plan of Royal Hills of record in Book 4675, Page 73, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Katrina Carter from Bank of New York, as Trustee for the Certificateholders of Asset-Backed Certificates by Special Warranty Deed on September 27, 2006, of record in Instrument Number 20061011-0126287, Register's Office for Davidson County, Tennessee.

Subject to all matters as shown on Plan of record in Book 4675, Page 73, Register's Office for Davidson County, Tennessee.

Subject to any and all zoning regulations, building restrictions, setback lines, if any, and all easements for public utilities.

Taxes have been prorated and assumed by the Grantee(s).

unimproved ☐

This is improved ☑ property, known as 3864 Lunn Drive, Nashville, TN 37218
(House Number) (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 my/our hands this 3rd day of September, 2020.

Katrina Carter by Dwayne Bell atty-in-fact

Katrina Carter, by Dwayne Bell, her attorney in fact

State of Tennessee
County of Davidson

On this the 3 day of ~~August~~ Sept 2020, before me personally appeared Dwayne Bell, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Katrina Carter, and who acknowledged that he executed same as the free act and deed of the said Katrina Carter, by virtue of that Specific Power of Attorney, duly executed by the said Katrina Carter duly recorded in the Register's Offices for Davidson, County, Tennessee.

WITNESS my hand and seal this 3rd day of September, 2020.

Notary Public Judith C. Jacobs
My Commission Expires: 9-16-23

JUDITH C. JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

File No.: 202008027