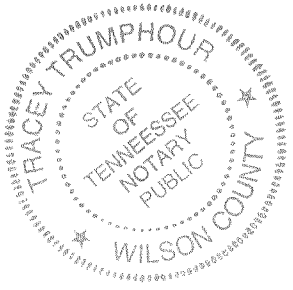
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Wilson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $240,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF SEPTEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES: 3.17.21

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Kryldewayne Kyri Hayle	Kryldewayne Kyri Hayle	09704005900
(NAME)	(NAME)	
5995 Port Anadarko Trail	5995 Port Anadarko Trail	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Hermitage, TN 37076	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 473065 DEEDWARR
09/10/2020 11:31:30 AM 3 pgs
Fees: $18.00 Taxes: $888.00
20200910-0103224

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, I, Jason B. Walton, Trustee of The Joel P. Walton and/or Jeanette L. Walton Revocable Living Trust, dated the 13th day of August, 2003, Joel P. Walton and/or Jeanette L. Walton, Trustors and Trustees, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto Kryldewayne Kyri Hayle and Kimberly S. Hayle, husband and wife, hereinafter called the GRANTEE(S), his/her/their 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. 109, on the Plan of Lake Park, Section 2, of record in Book 4300, Page 66, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Joel P. Walton and wife, Jeanette L. Walton by Warranty Deed from Jane G. Waddey and husband, Gary W. Waddey, Trustees under the Gary W. Waddey and Jane G. Waddey Revocable Living Trust dated May 1, 1998, dated 07/21/1999 and recorded 07/22/1999, of record in Book 11584, Page 43, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Joel P. Walton and Jeanette L. Walton, Trustees of the Walton Revocable Living Trust u/a/d August 13, 2003 by deed from Joel P. Walton and Jeanette L. Walton of record in of record in Instrument 200308190119987, Register's Office for Davidson County, Tennessee. Joel P. Walton, Sr. and Jeanette L. Walton having since died leaving Jason B. Walton as successor Trustee.

Subject to all matters shown on the plat of record in Plat Book 4300, Page 66; Covenants, conditions, easements and restrictions recorded in Book 4443, Page 212, all of record in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 5995 Port Anadarko Trail, Hermitage, TN 37076

(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 GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 9th day of September, 2020.

The Joel P. Walton and/or Jeanette L. Walton Revocable Living Trust, dated the 13th day of August, 2003, Joel P. Walton and/or Jeanette L. Walton, Trustors and Trustees

Jason B. Walton, Trustee

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jason B. Walton, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who proved himself to be the Trustee of The Joel P. Walton and/or Jeanette L. Walton Revocable Living Trust, dated the 13th day of August, 2003, Joel P. Walton and/or Jeanette L. Walton, Trustors and Trustees, the bargainor, and who, being authorized to do so, acknowledged he executed the foregoing instrument for the purposes therein contained.

Witness my hand and Official seal this 9th day of September, 2020.

Notary Public:
My Commission Expires: 5.17.21

TRACEY TRUMPHOUR NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

CERTIFICATE OF AUTHENTICITY

I, Tracey Trumphour, do here 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.

Tracey Trumphour

Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary public in and for the aforesaid county and state, the within named Tracey Trumphour, who acknowledges that this certification or an electronic document is true and correct and whose signature I have witnessed.

Liz Davis

Notary Public

My Commission Expires: 5-17-21

LIZ DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY