This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 480013 DEEDWARR
09/21/2020 01:34:30 PM 3 pgs
Fees: $18.00 Taxes: $1,365.30
20200921-0108109

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater is $369,000.00.

Amanda Munion
Affiant

Subscribed and sworn before me this the 17 day of September, 2020.

Notary Public
My commission expires: 7-17-22

AMY FREDRICKSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Alan David Kaufmann and Rebekah R. Kaufmann 323 Margo Lane Nashville, TN 37211	Churchill Mortgage Corp. 1749 Mallory Lane, Ste 100 Brentwood, TN 37027	148-05-0 203.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, JOSHUA A. WALKER AND SARAH E. WALKER, HUSBAND AND WIFE, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to ALAN DAVID KAUFMANN AND REBEKAH R. KAUFMANN, HUSBAND AND WIFE, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 19 on the Plan of Section I, Haywood Acres, of record in Book 2900, page 17, Register's Office for Davidson County, Tennessee. Said Lot No. 19 fronts 183.30 feet on the easterly side of Margo Lane and extends back 285 feet on the southerly line and 179.9 feet on the northerly line, to a dead line in the rear on which it measures 182.12 feet.

Being the same property conveyed to Joshua A. Walker and Sarah E. Walker, husband and wife, by deed from The Dorothy Yvonne Taylor Revocable Living Trust, dated 08/10/2015, of record in Instrument No. 20150813-0081263, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 323 Margo Lane, Nashville, TN 37211.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 this the 17th day of September, 2020.

Joshua A. Walker

Sarah E. Walker

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Joshua A. Walker and Sarah E. Walker, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 17th day of September, 2020.

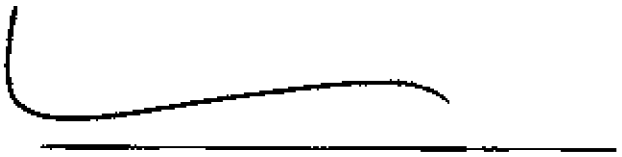
My commission expires: 9-6-22

Notary Public

BENJAMIN SEAMON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

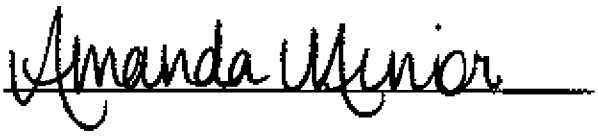
Certification of Authenticity
for Electronically Filed Document

I, **W. Aaron Fortner**, 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.



State of Tennessee)
)
County of Williamson)

Personally appeared before me, **Amanda Minor**, a notary public for this county and state, **W. Aaron Fortner**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



MY COMMISSION EXPIRES: 12.12.20

NOTARY'S SEAL:

