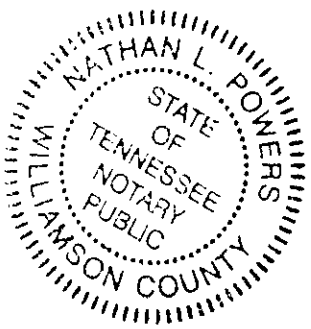
WARRANTY DEED  	STATE OF TENNESSEE COUNTY OF WILLIAMSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $220,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF SEPTEMBER, 2020. Notary Public MY COMMISSION EXPIRES: 01/17/21 (AFFIX SEAL)

Karen Johnson Davidson County
Batch# 487034 **DEEDWARR**
10/01/2020 09:27:45 AM 2 pgs
Fees: $13.00 Taxes: $814.00

20201001-0113195

THIS INSTRUMENT WAS PREPARED BY
Southland Law Group, PLLC
7101 Executive Center Dr., Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Dakota Brooks Walker, et al 2407 Eden Street Nashville, TN 37208	**New Owner**	092-03-0-202.00

For and in consideration of the sum of Ten AND NO/100 Dollars ($10.00), cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **March Properties, LLC, a Tennessee limited liability company**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Dakota Brooks Walker, a single man, and William Brooks Walker and Colene Ann Walker, husband and wife, as joint tenants with rights of survivorship**, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 239 of Block 16 on the Map of the Subdivision of the Heffernan Place, as of record in Book 161, Page 138, Register's Office for Davidson County, Tennessee. Said Lot No. 239 fronts fifty (50) feet on the Southerly side of Eden Street and runs back parallel lines, one hundred fifty (150) feet to an alley.

Being the same property conveyed to March Properties, LLC, a Tennessee limited liability company by Warranty Deed from Pacific Northwest Investments, LLC, an Oregon limited liability company, dated 06/17/2014, of record in Instrument 201406190053474, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is unimproved ☐ improved ☒ property know as: 2407 Eden Street, Nashville, TN 37208

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 hand(s) this the 24th day of September, 2020.

March Properties, LLC

BY: March Developments, LLC, Sole Member

BY: _____
Thomas Pearson, Manager

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Thomas Pearson, with whom I am personally aquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the Manager of March Developments, LLC, Sole Member of March Properties, LLC , the within named bargainor, a limited liability company, and that he as such Manager being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by the said Thomas Pearson as such Manager.

Witness my hand and official seal, this the 24th of September, 2020.

_____
Notary Public
My Commission Expires: 10/3/21

