Prepared By & Return To:
Southern Title, LLC
145 Anderson Lane, Suite C
Hendersonville, TN 37075
20-0030

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 200,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 14th day of October, 2020

Notary Public

Commission Expires: 8-20-2024

KIM GILLESPIE NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY MY COMMISSION EXPIRES AUGUST 20, 2024

Address of New Owner	Send Tax Bills To:	Map & Parcel
Kenneth David Walker 106 Crooked Creek Court Hendersonville, TN 37075	Churchill Mortgage Corp. 1749 Mallory Lane, Ste 100 Brentwood, TN 37027-2931	026-07-0-177.00

Karen Johnson Davidson County
Batch# 496804 **DEEDWARR**
10/16/2020 09:05:07 AM 2 pgs
Fees: $13.00 Taxes: $740.00

20201016-0120450

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Vickie D. Wheeley, now known as Vickie D. Faler, married

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Kenneth David Walker and Shawn Walker, husband and wife

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. 261 on the plan of Windsor Green, Phase II, Section II, as of record in Plat Bok 6900, Page 549, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING the same property conveyed to Vickie D. Wheeley, unmarried, by Warranty Deed from William E. Lenk, dated 9/30/2004 and recorded 10/25/2004 in Instrument No. 20041025-0127694, Register's Office for Davidson County, Tennessee.

Ken Faler, spouse of Vickie D. Faler, joins in the execution of this instrument to convey his marital interest, if any, in subject property.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 138 Buckingham Court Goodlettsville, TN

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 14th day of October, 2020.

Vickie D. Faler

Ken Faler

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Vickie D. Faler and Ken Faler** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Hendersonville, Tennessee this 14th day of October, 2020.

Notary Public
My Commission Expires: 8.20.2024

(Notary Seal)

