NEW OWNER:
Henry Tolbert Walker II
1200 Preston Drive
Nashville, TN 37206

SEND TAX BILLS TO:

New Owner

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

FILE NO: 20-408

MAP & PARCEL
083-04-3A-001.00-CO

Space for Recorder's Stamp

Karen Johnson Davidson County
Batch# 526044 DEEDWARR
12/08/2020 08:55:30 AM 3 pgs
Fees: $18.00 Taxes: $1,772.30
20201208-0142081

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **FOUR HUNDRED SEVENTY NINE THOUSAND AND 00/100 DOLLARS ($479,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **John S. Blackwell, a married man** ("Grantors") have this day bargained and sold and by these presents do hereby transfer and convey unto **Henry Tolbert Walker, II and Jarrod Michael Lauthern** ("Grantees"), **both unmarried, joint tenants with rights of survivorship** their successors and assigns, forever, the following tract or parcel of land, situated and lying in Davidson County, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 1 of the Carter Preston Townhomes, a horizontal property regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Declaration of Covenants, Conditions and Restrictions for Carter Preston Townhomes of record in Instrument No. 20160429-0042154, in the Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declaration. Reference is hereby made to the plan of Carter Preston Townhomes, as shown on Exhibit "B" to the Declaration of record in Instrument No. 20160429-0042154, in the Register's Office for Davidson County, Tennessee for a more complete identification and description of such Unit.

Being a portion of the same property conveyed to John S. Blackwell, individually by Warranty

Deed from Trustees of Porter Heights Baptist Church by and thru Dave Johnson, Trustee and Fred Donaldson, Pastor of record in Instrument No. 20150731-0075463 Register's Office for Davidson County, Tennessee, dated July 27, 2015 and recorded on July 31, 2015.

Being also known as 1200 Preston Drive, Nashville, TN 37206.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantees, their heirs and assigns, in fee simple, forever.

GRANTORS covenant with said Grantees that Grantors are lawfully seized and possessed of said property; that Grantors have a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantors will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantors have executed or caused this instrument to be executed by its duly authorized representative, this 24th day of November, 2020.

John S. Blackwell

Christy Blackwell, joins in this conveyance for the purpose of conveying any marital interest she may have in the above property

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, John S. Blackwell and Christy Blackwell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 24th day of November, 2020.

NOTARY PUBLIC

My commission expires: 4/22/23

CHRISTEN T. RABE STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

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The actual consideration or value, whichever is greater, for this transfer is $**479,000.00**.

AFFIANT

Sworn to and subscribed to before me this 24th day of November, 2020.

NOTARY PUBLIC

My commission expires: 4/22/23

CHRISTEN T. RABE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

True Copy Certification

I, Tameika Jones, do hereby make the oath that I am a licensed attorney and/or 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, Christie Perry a notary public for this county and state, Tameika Jones who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 7/22/2022

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY