This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-8001-AP

**This property is not a primary residence of the Grantors and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 26-2-307 or other similar statute.

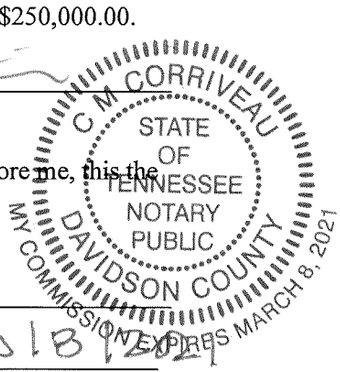
STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $250,000.00.

Affiant

Subscribed and sworn to before me, this the 21st day of December, 2020.

Notary Public
My Commission Expires: 3/8/2021



Karen Johnson Davidson County
Batch# 542117 DEEDWARR
12/23/2020 03:40:30 PM 6 pgs
Fees: $33.00 Taxes: $925.00
20201223-0153248

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Ridgemont Homes, LLC 7123 Crossroads Blvd Ste E Brentwood, TN 37027	New Owner	106-09-0-028

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, We, **Mary Louise Ramsey, Deborah Walker, Russell Lee Walker, Kimberly Little, Frank Walker, III, Jannet Swafford, Andrew Walker, Daniel Walker, and Jacqueline Denise Lee, being all the heirs at law for Mary W. Walker a/k/a Mary Eleanor Walker, deceased**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Ridgemont Homes, LLC, a Tennessee limited liability company**, hereinafter called the Grantee, its successors 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 all of Lot No. 4, Section One, Woodycrest, according to survey and plat of same appearing of record in Plat Book 1835, page 25, Register's Office for Davidson County, Tennessee.

Said Lot No. 4 fronts 70 feet on the northerly side of Hutton Drive, and runs back between lines, 180 feet on the easterly line and 186 feet on the westerly line, to a dead line in the rear on which it measures 105.9 feet.

Being the same property conveyed to Frank Walker and wife, Mary W. Walker, by Warranty Deed from Felix M. Blunkall, Jr., and wife, Peggy Glenn Blunkall, dated June 19, 1956, of record in Book 2543, page 143, Register's Office for Davidson County, Tennessee.

The said Frank Walker aka Frank Walker, Sr., died on October 10, 1992 leaving Mary W. Walker as the surviving tenant by the entirety.

The said Mary W. Walker aka Mary Eleanor Walker died intestate died on June 18, 2015 leaving Frank Walker, II, Phyllis Faulker, Mary Louise Ramsey, Deborah Walker, Russell Lee Walker and Kimberly Little as his heirs at law pursuant to the Affidavit of Heirship recorded in Instrument No. 20201222-0152427, Register's Office for Davidson County, Tennessee.

The said Frank Walker, II died intestate on July 30, 1995 leaving Frank Walker, III, Jannet Swafford, Andrew Walker, Daniel Walker and Jacqueline Denise Lee as his heirs at law pursuant to the Affidavit of Heirship recorded in Instrument No. 20201222-0152425, Register's Office for Davidson County, Tennessee.

The said Phyllis Faulkner died intestate on May 29, 2019 leaving Mary Louise Ramsey, Deborah Walker, Russell Lee Walker, and Kimberly Little her heirs at law pursuant to the Affidavit of Heirship recorded in Instrument No. 20201222-0152428, Register's Office for Davidson County, Tennessee.

This Instrument executed on behalf of Mary Louise Ramsey, Deborah Walker, Russell Lee Walker, ("Principal") by Kimberly Little pursuant to the Power of Attorney of record in Instrument Number 20201222-0152429, as to Mary Louise Ramsey Instrument No. 20201222-0152430, as to Deborah Walker and Instrument No. 20201222-0152422, as to Russell Lee Walker Register's Office for Davidson County, Tennessee.

This Instrument executed on behalf of Frank Walker, III, Andrew Walker and Daniel Walker, ("Principal") by Jannet Schmitt pursuant to the Power of Attorney of record in Instrument Number 20201222-0152423, as to Frank Walker, III, Instrument No. 20201222-0152426, as to Andrew Walker and Instrument No. 20201222-0152424, as to Daniel Walker, Register's Office for Davidson County, Tennessee.

This is improved property located at: **1904 Hutton Drive, Nashville, TN 37210.**

This conveyance is made subject to 1) Property taxes for the year 2021, and thereafter, a lien not yet due and payable. The 2020 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying his/her/their prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 21st day of December, 2020.

GRANTOR:

Mary Louise Ramsey by Kimberly Little as Attorney-in-Fact
Mary Louise Ramsey by Kimberly Little as Attorney-in-Fact

Deborah Walker by Kimberly Little as Attorney-in-Fact
Deborah Walker by Kimberly Little as Attorney-in-Fact

Russell Lee Walker by Kimberly Little as Attorney-in-Fact
Russell Lee Walker by Kimberly Little as Attorney-in-Fact

Kimberly Little
Kimberly Little

Frank Walker, III by Jannet Swafford as Attorney-in-Fact
Frank Walker, III by Jannet Schmitt as Attorney-in-Fact

Jannet Swafford
Jannet Swafford N/K/A Jannet Schmitt

Andrew Walker by Jannet Swafford as Attorney-in-Fact
Andrew Walker by Jannet Schmitt as Attorney-in-Fact

Daniel Walker by Jannet Swafford as Attorney-in-Fact
Daniel Walker by Jannet Schmitt as Attorney-in-Fact

Jacqueline Denise Gonzalez
Jacqueline Denise Gonzalez F/K/A Jacqueline Denise Lee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Kimberly Little, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 21st day of December, 2020.

C M CORRIVEAU STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 8, 2021

Notary Public
My Commission expires: 3/8/2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Jannet Swafford N/K/A Jannet Schmitt, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 21st day of December, 2020.

C M CORRIVEAU STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 8, 2021

Notary Public
My Commission expires: 3/8/2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Jacqueline Denise Gonzalez F/K/A Jacqueline Denise Lee, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 21st day of December, 2020.

C M CORRIVEAU STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 8, 2021

Notary Public
My Commission expires: 3/8/2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Kimberly Lee the within named bargainor(s), with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of Mary Louise Ramsey, Deborah Walker and Russell Lee Walker ("Principal"), as Attorney-in-Fact and as the free Act and Deed of the said Principal.

WITNESS my hand and seal at office this 21st day of December, 2020.

C M CORRIVEAU STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 8, 2021

Notary Public
My Commission expires: 3/8/2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Jannet Schmitt the within named bargainor(s), with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of Frank Walker, III, Andrew Walker and Daniel Walker ("Principal"), as Attorney-in-Fact and as the free Act and Deed of the said Principal.

WITNESS my hand and seal at office this 21st day of December, 2020.

C M CORRIVEAU STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 8, 2021

Notary Public
My Commission expires: 3/8/2021

Exhibit "A"
Property Description

Land in Davidson County, Tennessee, being all of Lot No. 4, Section One, Woodycrest, according to survey and plat of same appearing of record in Plat Book 1835, page 25, Register's Office for Davidson County, Tennessee.

Said Lot No. 4 fronts 70 feet on the northerly side of Hutton Drive, and runs back between lines, 180 feet on the easterly line and 186 feet on the westerly line, to a dead line in the rear on which it measures 105.9 feet.

Being the same property conveyed to Frank Walker and wife, Mary W. Walker, by Warranty Deed from Felix M. Blunkall, Jr., and wife, Peggy Glenn Blunkall, dated June 19, 1956, of record in Book 2543, page 143, Register's Office for Davidson County, Tennessee.

The said Frank Walker aka Frank Walker, Sr., died on October 10, 1992 leaving Mary W. Walker as the surviving tenant by the entirety.

The said Mary W. Walker aka Mary Eleanor Walker died intestate died on June 18, 2015 leaving Frank Walker, II, Phyllis Faulker, Mary Louis Ramsey, Deborah Walker, Russell Lee Walker and Kimberly Little as his heirs at law pursuant to the Affidavit of Heirship recorded in Instrument No. 20201222-0152427, Register's Office for Davidson County, Tennessee.

The said Frank Walker, II died intestate on July 30, 1995 leaving Frank Walker, III, Jannet Swafford, Andrew Walker, Daniel Walker and Jacqueline Denise Lee as his heirs at law pursuant to the Affidavit of Heirship recorded in Instrument No. 20201222-0152425, Register's Office for Davidson County, Tennessee.

The said Phyllis Faulkner died intestate on May 29, 2019 leaving Mary Louise Ramsey, Deborah Walker, Russell Lee Walker, and Kimberly Little her heirs at law pursuant to the Affidavit of Heirship recorded in Instrument No. 20201222-0152428, Register's Office for Davidson County, Tennessee.

True Copy Certification

I, Christopher M. Corriveau, 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.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

My Commission Expires: 3-6-2024

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM