Karen Johnson Davidson County
Batch# 606626 DEEDWARR
04/05/2021 11:01:30 AM 3 pgs
Fees: $18.00 Taxes: $1,413.40
20210405-0043824

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Ste 150
Brentwood, TN 37027

CRT File No. 210333684

EMILY BETTS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 03/17/2024

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~)Williamson

The actual consideration or value, whichever is greater, for this transfer is: $382,000.00.

Affiant

Subscribed and sworn to before me, this 31st day of March, 2021.

Notary Public
My Commission Expires: 3/17/24

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Mitchell Andrew Walker and Denise Francine Walker 5128 Brucewood Drive Nashville TN 37211	New owner	Tax Parcel ID No. 161-06-0-149.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Hubert White, II and Madison Elise White, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Mitchell Andrew Walker and Denise Francine Walker, husband and wife** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 245 on the Plan of Section Two, Huntington Park of record in Plat Book 4175, Page 108, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 245 fronts 79.00 feet along the Easterly or Northeasterly side of Brucewood Drive, and runs back between lines, 157.81 feet on its Northerly or Northeasterly line, and 173.15 feet on its Southerly or Southeasterly line, to a dead line in the rear on which it measures 102.54 feet.

Being the same property conveyed to Hubert White, II and Madison Elise White, husband and wife by Quitclaim deed from Hubert White, II also known as Hubert White and Madison Elise White, husband and wife of record in Instrument No. 20200205-0013216 Register's Office for Davidson County, Tennessee, dated January 16, 2020 and recorded on February 05, 2020.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2021, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 4175, Page 108, Register's Office for Davidson County, Tennessee.

Restrictions of record in Book 4393, Page 383, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States

Code, or (b) relates to handicap but does not discriminate against handicapped persons.
Deed of Conveyance to Metropolitan Government of Nashville and Davidson County Department of Water and Sewerage Services of record in Book 7628, Page 544, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 5128 Brucewood Drive Nashville TN 37211

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantors have executed this instrument on this 31st day of March, 2021.

Hubert White, II

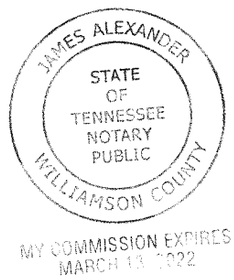
Madison Elise White

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Hubert White, II and Madison Elise White, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of March, 2021.

Notary Public
My Commission Expires:



True Copy Certification

I, Russell J. McCann, 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 Williamson

Personally appeared before me, Alicia Hamilton, a notary public for this county and state, Russell J. McCann who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: _____

Notary' Seal

ALICIA R HAMILTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

MY COMMISSION EXPIRES:
JULY 26, 2021