THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

Karen Johnson Davidson County
Batch# 616380 DEEDWARR
04/16/2021 11:28:30 AM 3 pgs
Fees: $18.00 Taxes: $1,230.25
20210416-0051132

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID No.:
Lauren K. Brown and Brandon Bennett 5805 Mackie Place Nashville, TN 37209	Owner	091-10-0-456

For and in consideration of the sum of Ten Dollars, cash paid in hand paid by the hereinafter named Grantee, and for other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Drake P. Walker, a single man**, hereinafter called the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto **Lauren K. Brown and Brandon Bennett**, hereinafter called the Grantees, the Grantees' heirs, successors, and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, Being All of **Lot No. 87**, in the Subdivision of Lot Nos. 39, and 40 in the B. F. Cockrill Farm, As Shown on Survey and Plat of Same Appearing of Record in Book 332, Page 41, Registers Office for Davidson. County, Tennessee, to Which Plan Reference is Here Made for a More Complete and Accurate Description of Said Lot.

Included in the above description but expressly from this conveyance is the following described tract of land:

Beginning at a Point on the Northern Corner of the Property, the Common Corner With Property Owned by Joe Barnes, Jr. Of Record in Book 4151, Page 356, Register's Office for Davidson County, Said Point Located on the Southwestern Existing Right of Way of Mackie Street, and Being 13,400 Meters (43.98 Feet), More or Less, Right of Ramp C Survey Centerline Station 110 Plus 326.000, More or Less; Thence South 64 degrees 45 minutes 04 seconds East Along the Existing Right of Way of Mackie Street, And Being 15.240 Meters (50.00 Feet) to a Point Located on the Eastern Corner of the Property, the Common Corner With Property Owned by Lucille Cauthron, of Record in Book S782, Page 798, and being 12.100 Meters (39.698 Feet), More or Less, Right of Ramp C Survey Centerline Station 110 Plus 341.500, More or Less; Thence South 25 degrees 14 minutes 56 seconds West Along the Common Line, and Being 15.314 Meters (50.24 Feet), to a Point on the Common Line, Said Point Located Also on the Southwestern Proposed Controlled Access Right of Way of Briley Parkway, and Being 27.400 Meters (89.895 Feet), More or Less, Right of Ramp C Survey Centerline Station 110 Plus 343.300, More or Less; Thence North 47 degrees 59 minutes 41 seconds West Along the Proposed Controlled Access Right of Way of Briley Parkway, and Being 15.916 Meters (52.22 Feet) to a. Point on the Northwestern Line of the Property Owned, the Common Line With Property Owned by Joe Barnes, !r., and Being 24.016 Meters (78. 79 Feet) Right of Ramp C Survey Centerline Station 110 Plus 326.544; Thence North 25 degrees 14 minutes 56 seconds East Along the Common Line, and Being 10.694 Meters (35.068 Feet) to the Point of Beginning, Containing 198.400 Square Meters (2,136 Square Feet), More or Less. (This is Recorded as Instrument 20010828-0092702, Register's Office for Davidson County. Tennessee).

Being the same property conveyed to Drake P. Walker, a single man, by Warranty Deed from Brooks A. Tyree and Tracie E. Tyree, husband and wife, of record on October 20, 2020, at Instrument No. 20201020-0121729, Davidson County Register of Deeds.

This property commonly known as 5805 Mackie Place, Nashville, TN 37209.
Note that a street address is not part of a legal description.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, Drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (4) any building restrictions, (5) any unrecorded easements, or those imposed by operation of law, and (6) all 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 GRANTEE, forever. GRANTOR covenants with said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise set out herein. GRANTOR does further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 hand, this 15 **day of April, 2021**:

Drake P. Walker

Drake P. Walker

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Drake P. Walker,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that said bargainor executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 15 day of April, 2021:

Notary Public

W. AARON FORTNER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON MY COMM. EXPIRES 05/31/2022

My Commission Expires: 05/31/2022

STATE OF TENNESSEE

COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS **$332,500.00**:

Kirsten Virden

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THIS 15th DAY OFApril, 2021:

Rachel Marie Collins

Notary Public

My Commission Expires: 3/6/2024

RACHEL MARIE COLLINS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF CHEATHAM

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.

C. M. C.

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.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-6-2024

