Karen Johnson Davidson County
Batch# 637061 DEEDWARR
05/17/2021 09:26:30 AM 3 pgs
Fees: $18.00 Taxes: $1,344.95
20210517-0065810

Warranty Deed

KELLY RAY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-05-2021	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $363,500.00. Affiant Subscribed and sworn to before me, this the 13th day of May, 2021. Notary Public My commission expires: 07-05-21

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Arthur Garneau and Joanne Garneau	New Owner(s)	086-12-0A-023.00-CO
4201 Two Rivers Lane		
Franklin, TN 37069		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **CLAY JARRED WALKER AND BARBARA WALKER, A MARRIED COUPLE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ARTHUR GARNEAU AND JOANNE GARNEAU, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 106 on the Plan of Final Plat, Revision of Section One, Tulip Grove Pointe, "Cluster Lot Subdivision", of record in Plat Instrument 20060905-0109478, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Josephine T. King-Staples by Warranty deed from Michael A. Minggia, an unmarried man of record in Instrument No. 20160330-0029811 Register's Office for Davidson County, Tennessee, dated March 28, 2016 and recorded on March 30, 2016.

Being the same property conveyed to Josephine T. King-Staples and Dana Elaine Diggs by Warranty deed from Josephine T. King-Staples of record in Instrument No. 20180906-0088210 Register's Office for Davidson County, Tennessee, dated August 31, 2018 and recorded on September 06, 2018.

Being the same property conveyed to Clay Jarred Walker and Barbara Walker, husband and wife by Warranty deed from Josephine T. King Staples and Dana Elaine Diggs of record in Instrument No. 20190614-0057336 Register's Office for Davidson County, Tennessee, dated June 12, 2019 and recorded on June 14, 2019.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 132 Tulip Grove Point, Hermitage, TN 37076, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 13th day of May, 2021.

Clay Jarred Walker by Jessica Cassalia, Attorney-In-Fact

Clay Jarred Walker by Jessica Cassalia, Attorney-In-Fact

Barbara Walker by Jessica Cassalia, Attorney-In-Fact

Barbara Walker by Jessica Cassalia, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Jessica Cassalia, as Attorney in Fact for Clay Jarred Walker and Barbara Walker, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 13th day of May, 2021.

Notary Public

My Commission Expires: 5-2-22

J. BRANDON MILLER
TENNESSEE NOTARY PUBLIC
My Comm Exp. May 2, 2022
COUNTY OF DAVIDSON

True Copy Certification

I, **Angie Lawless**, 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 **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** 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: 5-2-22

