WARRANTY DEED

Karen Johnson Davidson County
Batch# 687881 DEEDWARR
07/30/2021 01:34:30 PM 3 pgs
Fees: $18.00 Taxes: $1,517.00
20210730-0102872

Y-SH-21-813

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $410,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF JULY, 2021.

Notary Public

MY COMMISSION EXPIRES: 3-7-23
(AFFIX SEAL)

KATHRYN CHAMPION
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 7, 2023

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Laurie Newby	FirstBank	
(NAME) **813 Walden Way**	(NAME) 722 Columbia Avenue	**075-16-0A-048.00-CO**
(ADDRESS) **Hermitage, TN 37076**	(ADDRESS) Franklin, TN 37064	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **ROOSEVELT WALKER AND WIFE, BENITA WALKER,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **LAURIE NEWBY, UNMARRIED WOMAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 27 on the Plan of Phase 2-B, Walden Woods of record in Plat Instrument No. 20010226-0017620, in the 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 Roosevelt Walker and wife, Benita Walker by Warranty deed from Matthew H. Martin and wife, Gwen A. Martin of record in Instrument No. 20140702-0058273 Register's Office for Davidson County, Tennessee, dated June 30, 2014 and recorded on July 02, 2014.

This conveyance is subject to:
- Taxes for the year 2021, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Instrument No. 20010226-0017620, Register's Office for Davidson County, Tennessee.
- All matters shown on the PUD Boundary Plat of record in Book 8250, Page 972, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Book 11244, Page 105, Register's Office for Davidson County, Tennessee.
- By-Laws of Walden Woods Homeowners Association of record in Book 11244, Page 120, amended in Instrument No. 20060321-0032040, Register's Office for Davidson County, Tennessee.
- Charter of Walden Woods Homeowners Association, of record in Instrument No. 20030318-0035838 and amended in Instrument No. 20030428-0056611, Register's Office for Davidson County, Tennessee.
- Quitclaim Deed to Walden Woods Homeowners' Association, Inc. for open space of record in Instrument No. 20050721-0085299, Register's Office for Davidson County, Tennessee.
- Stormwater Detention Agreement of record in Book 11258, Page 790, Register's Office for Davidson County, Tennessee.
- Right of Way granted in instrument of record in Book 1086, Page 379, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **813 Walden Way, Hermitage, Tennessee 37076**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs 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/our hand(s) this the 29th DAY OF JULY, 2021.

Roosevelt Walker

Benita Walker

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ROOSEVELT WALKER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 29th of July, 2021.

Notary Public
My Commission Expires: 5/5/25
(SEAL)

KATE NYQUIST
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BENITA WALKER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 29th of July, 2021.

Notary Public
My Commission Expires: 5/5/25
(SEAL)

KATE NYQUIST
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

AFFIDAVIT FOR RECORDING

I, Cindy S. Smith, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on JULY 29th , 2021 (date of document).

Cindy S. Smith, Affiant

JULY 29, 2021

Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 29th day of JULY, 20 21.

Notary

MY COMMISSION EXPIRES:

KIMBERLY J. THOMPSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 2, 2022