**Prepared By & Return To:**
Southern Title, LLC
145 Anderson Lane, Suite C
Hendersonville, TN 37075
21-0495

Karen Johnson Davidson County
Batch# 778440 **DEEDWARR**
12/22/2021 11:17:21 AM 2 pgs
Fees: $13.00 Taxes: $1,054.50

20211222-0169138

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 285,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 17th day of December, 2021

Notary Public

Commission Expires: 11-21-22

Kayla R. Johnson
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

| Address of New Owner | Send Tax Bills To: | Map & Parcel |
|---|---|---|
| Philip Travis & Karen C. Travis<br>1010 Berwick Trail<br>Madison, TN 37115 | NEW OWNER | 063-00-0-049 |

# WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **Jamison Walker and Lindsey Walker, husband and wife and Charles Walker, unmarried** HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Philip Travis and Karen C. Travis, husband and wife**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in the 11th Civil District of Davidson County, Tennessee, described according to a survey made by H. Gee, Surveyor, dated November 18, 1961, as follows:

Beginning at a point in the center of Hudson Lane, said point being the northeast corner of the property conveyed to J. E. Bowen and wife, as recorded in Book 2447, page 58, Register's Office for Davidson County, Tennessee, and also being the northeast corner of the property herein described; thence along the center line of Windsor Lane South 29° 30' East 87 feet to a point; thence continuing along the center of the said Lane South 28° 00" East 156.0 feet to a point, said point being the northeast corner of the land conveyed to Ishmael T. Combs and wife, Evelyn Combs, by an instrument of record in Book 3648, page 32, said Register's Office, said point also being the southeast corner of the property herein described; thence along the said Ishmael T. Combs and wife, Evelyn Combs, northerly line, south 64° 10' West, 919.3 feet to an iron pin, said point being the southwest corner of the said Ishmael Combs Lands, said point also being the southeast corner of the land herein described; thence North 30° 25' West 240.9 feet to an iron pin in a fence right of way; said point being the northwest corner of the lands herein described; thence along said fence North 64° 00' East 927.0 feet to a point in the center of Hudson Lane, the point of beginning.

BEING the same property conveyed to Jamison Walker and Lindsey Walker, husband and wife, as to a one-half (1/2) interest and Charles Walker, as to a one-half (1/2) interest, the half interests as they relate to one another, to be held as joint tenants with right of survivorship, by Warranty Deed from Linda G. Compton, as the heir at law of Robert Bradley Crawford and as Administrator of the Estate of Robert Bradley Crawford, dated 6/6/2019 and recorded 6/10/2019 in Instrument No. 20190610-0055490, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is unimproved property known as: 1722 Hudson Road, Madison, TN 37115.

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

Dated ~~this the~~ 17th day of December, 2021.

Jamison Walker

Lindsey Walker

Charles Walker

STATE OF TENNESSEE
COUNTY OF SUMNER

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

Witness my hand and official seal at Hendersonville, Tennessee this 17th day of December, 2021.

KIM GRAVES
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES AUGUST 20, 2024
(Notary Seal)

Kim Graves
Notary Public
My Commission Expires: 8.20.24