| THIS INSTRUMENT PREPARED BY:<br>Mudter, Patterson & Cox PLLC<br>3811 Bedford Avenue<br>Suite 205<br>Nashville, Tennessee 37215<br><br>**Record & Return To:**<br>First Title & Escrow Co., Inc.<br>FTEC File No. 36980-03-2022 | STATE OF TENNESSEE, COUNTY OF DAVIDSON:<br>The actual consideration or value, whichever is greater, for this transfer is: $720,000.00.<br><br>Affiant<br>Subscribed and sworn to before me this 12th day of April, 2022.<br><br>Notary Public<br>My Commission Expires: |
|---|---|

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 6, 2022

# WARRANTY DEED

| **Address New Owner:**<br>Karen Anne Kosar Drabik and<br>Douglas Drabik<br>5616 Stoneway Trail<br>Nashville, TN 37209 | **Send Tax Bills To:**<br>New Owner | **Tax Information:**<br>Map and Parcel No.:<br>10306018100 |
|---|---|---|

**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, **William J. Walton, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Karen Anne Kosar Drabik and Douglas Drabik, wife and husband** ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 5616 Stoneway Trail, Nashville, TN 37209.

Amber Walton, spouse of Grantee, joins in the execution of this instrument in order to convey any marital interest that she holds in the subject property.

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

And Grantor covenants that he 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds himself, his heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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

Karen Johnson Davidson County
Batch# 840440 DEEDWARR
04/18/2022 10:43:46 AM 3 pgs
Fees: $18.00 Taxes: $2,664.00

20220418-0044089

**IN WITNESS WHEREOF**, Grantor has executed this instrument on the 12th day of April, 2022.

William J. Walton

Amber Walton by William J. Walton,
her attorney-in-fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand, at office, this 12th day of April, 2022.

Notary Public

My Commission Expires:

EILEEN K. HOPKINS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES OCTOBER 2, 2023

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, William J. Walton, with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Amber Walton, and he is authorized by Amber Walton to execute this instrument on her behalf.

Witness my hand, at office, this 12th day of April, 2022.

Notary Public

My Commission Expires:

10-2-2023

EILEEN K. HOPKINS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES OCTOBER 2, 2023

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 5 on the Plan of Brookside Courts Addition No. 3, of record in Plat Book 1835, page 107, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to William J. Walton, unmarried, by deed dated July 18, 2013, from Bryan C. Frazer and wife, Beth L. Frazer, of record in Instrument No. 20130722-0075371, Register's Office for Davidson County, Tennessee. William J. Walton having since married.

This conveyance is made subject to:

1. State and County taxes for the year 2022, a lien, but not yet due and payable, which have been prorated and assumed by Grantees. Map and Parcel No. 10306018100.
2. All matters appearing on the Plan of record as Book 1835, page 107, Register's Office for Davidson County, Tennessee.
3. Joint Driveway Agreement of record in Book 5322, page 382, Register's Office for Davidson County, Tennessee.