(7) mail → BRIDGEHOUSE TITLE
342 COOL SPRINGS BLVD
STE 202
FRANKLIN, TN 37067

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 220340165

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $1,375,000.00.

Affiant

Subscribed and sworn to before me, this 2nd day of May, 2022.

Notary Public
My Commission Expires: _____

POLLY E. LAVIT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-17-2022

Karen Johnson Davidson County
Batch# 853392 DEEDWARR
05/11/2022 09:18:54 AM 2 pgs
Fees: $13.00 Taxes: $5,087.50
20220511-0053698

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Justin Scott Ferguson and Alison Chu Crawford 113 Ransom Avenue Nashville TN 37205	~~New Owner~~ SH Regions Mortgage 2050 Parkway Office Circle Birmingham, AL 35244	Tax Parcel ID No. 104 10 0O 004.00

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, **Benjamin J. Walker, married,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Justin Scott Ferguson and Alison Chu Crawford, husband and wife**, ("Grantees"), their heirs and assigns, all that tract or parcel of land in DAVIDSON County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of Byron Close, as shown on plat of record in Instrument No. 20131018-0108864, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Benjamin J. Walker, an unmarried man, by Warranty Deed from Barlow Builders, LLC, a Tennessee limited liability company, of record in Instrument No. 20160601-0054899, in the Register's Office of Davidson County, Tennessee, dated May 31, 2016 and recorded on June 01, 2016.

Jamie Walker joins in this conveyance to convey all right, title, and interest she may have in and to the above described property as spouse of Benjamin J. Walker.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes and assessments for the year 2022 and subsequent years, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Byron Close, as recorded in Plat Instrument No. 20131018-0108864.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Elmington Place Subdivision, as recorded in Plat Book 547, Page(s) 59.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20130919-0098904.

Easement for Sanitary Sewer, recorded in Book 3573, Page 442.

Easement for Water Mains And Appurtenances, recorded in Book 3957, Page 955.

Easement recorded in Book 4764, Page 345.

Easement for Ingress and Egress, recorded in Instrument Nos. 20140910-0082693; 20140910-0082694.

Inspection And Maintenance Agreement For Private Stormwater Management Facilities as set forth in instrument recorded in Instrument No. 20121121-0107473.

This is improved property located at 113 Ransom Avenue Nashville TN 37205

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

And Grantor covenants that it 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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 2nd day of May, 2022.

Benjamin J. Walker
BY: John Rula, Attorney-in-fact

Jamie Walker
BY: John Rula, 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, John Rula, 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, and who further acknowledged that he is the Attorney-in-Fact for Benjamin J. Walker and Jamie Walker and that he is authorized by Benjamin J. Walker and Jamie Walker to execute this instrument on their behalf.

Witness my hand, at office, this 2nd day of May, 2022.

Notary Public
My Commission Expires: _____

KATE ROSENTHAL
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 09, 2022