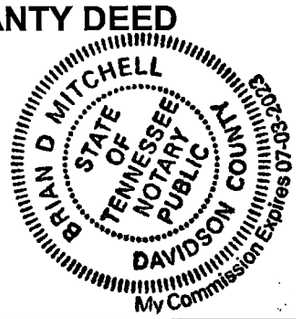
WARRANTY DEED



T-TAG-22-8248

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $320,000.00.

Affiant 7/28/22

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF JULY, 2022.

Notary Public

MY COMMISSION EXPIRES: (AFFIX

Karen Johnson Davidson County
Batch# 900338 **DEEDWARR**
08/08/2022 10:50:21 AM 2 pgs
Fees: $13.00 Taxes: $1,184.00

20220808-0089887

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)
Ann Casey Martin	**CapStar Bank**	
(NAME) **8248 Persia Way**	(NAME) **2002 Richard Jones Road, Suite A300**	**172-12-0D-470.00-CO**
(ADDRESS) **Nashville, TN 37211**	(ADDRESS) **Nashville, TN 37215**	
(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, **GARY W. WALKER AND JENNIFER L. WALKER, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ANN CASEY MARTIN, A SINGLE 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. 516 on the Plan of Final Subdivision Plat, Town Center Homes at Lenox Village, Section III of record in Plat at Instrument No. 200601180006550, 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 Gary W. Walker and Jennifer L. Walker, husband and wife by Warranty deed from Rickie Lee VanHooser, unmarried of record in Instrument No. 201907230072351 Register's Office for Davidson County, Tennessee, dated July 18, 2019 and recorded on July 23, 2019.

This conveyance is subject to:
- Taxes for the year 2022 and thereafter, not yet due and payable.
- Subject to all matters shown on the Plan of record as Instrument Number 20060118-0006550, Register's Office of Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20020315-0032826; Instrument Number 20040526-0062220; Instrument Number 20050324-0032209; Instrument Number 20050815-0096405; Instrument Number 20060120-0007914; Instrument Number 20060321-0032383; Instrument Number 200203150032825, Instrument Number 20060120007913, Instrument Number 200602210020352, Instrument Number 200603090027423 and Instrument Number 20220228-0022407 Register's Office for Davidson County, Tennessee.
- Charter of Homeowners Association of record in Instrument Number 20031016-0153550, in the Register's Office for Davidson County, Tennessee.
- Stormwater Detention Agreement of record in Instrument Number 20051221-0152802, in the Register's Office for Davidson County, Tennessee.
- Right of Ingress or Egress of record in Book 5332, Page 155 and Book 3399, Page 425, in the Register's Office for Davidson County, Tennessee.
- Easement for Ingress, Egress and Waterline of record in Book 5334, Page 866, in the Register's Office for Davidson County, Tennessee.
- Subject to rights of others in and to the common areas and/or elements.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **8248 Persia Way, Nashville, Tennessee 37211**.

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 28 DAY OF JULY, 2022.

Gary W. Walker by Adam Jefferson, Attorney In Fact

Jennifer L. Walker by Adam Jefferson, 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, Adam Jefferson, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of GARY W. WALKER AND JENNIFER L. WALKER, and who acknowledged he/she/they executed the same as the free act and deed of the said GARY W. WALKER AND JENNIFER L. WALKER.

Witness my hand and official seal, this the 28th of July, 2022.

Notary Public
My Commission Expires: _____
(SEAL)

BRIAN D MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2023

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212