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| THIS INSTRUMENT BY:<br><br>WILLIAM TIMOTHY HILL<br>Attorney at Law<br>214 2nd AVENUE NORTH,<br>SUITE 205<br>NASHVILLE, TENNESSEE 37201<br>(615) 256-1577 | STATE OF TENNESSEE )<br>COUNTY OF DAVIDSON)<br>The actual consideration or value, whichever is greater, for this transfer is $125,000.00<br>Affiant<br>Subscribed and sworn to before me, this the 3rd day of August, 2023.<br>Notary Public<br>My Commission Expires: 5-5-25 |
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STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNT My Commission Expires MAY 05, 2025

## WARRANTY DEED

| ADDRESS NEW OWNER: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS: |
|---|---|---|
| Barry Lyle Walker<br>1305 Clinton Street, Ste. 100<br>Nashville, TN 37203 | Same | Davidson County<br>Map/Parcel: 92-04-0-352.00<br>92-04-0-353.00 |

FOR AND IN CONSIDERATION of One Hundred Twenty-Five Thousand Dollars ($125,000.00), cash in hand paid, and other good and valuable consideration, receipt of which is hereby acknowledged, grantors, **DEBORAH HUBBERT, ESLEY W. BRATTON, and CHESTER KIMBLE,** by these presents does hereby sell and convey unto **BARRY LYLE WALKER,** grantee, his heirs, successors, and/or assigns, all right, title and interest to a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

**See Exhibit A – Legal Description**

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantees, their heirs, successors and/or assigns, forever; and Grantors do covenant with the said Grantees that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except:

**See Exhibit B – Exceptions**

Karen Johnson Davidson County
Batch# 1034662 DEEDWARR
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Fees: $28.00 Taxes: $462.50

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Grantors do further covenant and bind themselves, their heir and successors and assigns, to warrant and forever defend the title to the said land to the said Grantees their heir, successors and/or assigns, against the lawful claims of all persons whosoever. Whenever used, the singular number shall include the plural, the plural the singular, and the sue of any gender shall be applicable to all genders.

WITNESS our hands this 3 day of August, 2023.

Deborah Hubbert
**DEBORAH HUBBERT**

State of TENNESSEE)
County of Davidson )

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared DEBORAH HUBBERT, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the within name bargainor and that she executed the foregoing instrument for the purpose therein contained.

Witness my hand, at office, this 3rd day of August, 2023.

Vicki M. Glover
Notary Public

VICKI M. GLOVER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 05, 2025

My Commission Expires: 5-5-25

Esley W Bratton
**ESLEY W. BRATTON**

State of TENNESSEE)
County of Davidson

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared ESLEY W. BRATTON, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the within name bargainor and that he executed the foregoing instrument for the purpose therein contained.

Witness my hand, at office, this 3 day of Aug., 2023.

Vicki M. Glover
Notary Public

VICKI M. GLOVER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 05, 2025

My Commission Expires: 5-5-25

**CHESTER KIMBLE**

State of TENNESSEE)
County of Davidson

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared CHESTER KIMBLE, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the within name bargainor and that he executed the foregoing instrument for the purpose therein contained.

Witness my hand, at office, this 3 day of Aug, 2023.

VICKI M. GLOVER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires
MAY 05, 2025

Notary Public

My Commission Expires: 5-5-25

## EXHIBIT A – Legal Description

Being part of lot no. 114 on the plan of the real estate of Samuel Watkins, deceased, as of record in Book 57, Page 13, Register's Office of Davidson County, Tennessee.

Said part of lot no. 114 fronts 47 feet on the southerly side of Clinton Street, now two separate tax parcels, and runs back between parallel lines 94 feet to an alley at the rear on which it measures 47 feet thereon.

Being the same property conveyed to Esley W. Braxton and Selethiel Stringfellow by Deed of Record at Book 5480, page 754, RODC, Tennessee. Esley W. Braxton, II, having since died in 2014 intestate without any probate leaving his wife, Doris J. Bratton, and three children, Deborah Hubbert, Esley W. Bratton, and Chester Kimble. Doris J. Bratton having subsequently also died in 2018 leaving a Will which was subject to Probate in Nashville Probate as Case No. 18P1311. Devises of the property being the three children, Deborah Hubbert, Esley W. Bratton, and Chester Kimble.

This is unimproved property known as 1205 and ___ Clinton Street, Nashville, Tennessee 37203.