**Return to: Box 10-B
Cohen & Cohen
File No. 60532

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/25/06 10:33 2 pgs
Fees:13.00 Taxes:565.73
20060725-0089322

DEBORAH J. COHEN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $152,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF JULY, 2006.

Notary Public

MY COMMISSION EXPIRES: 9-22-2007
(AFFIX SEAL)

THIS INSTRUMENT PREPARED BY:
Hallmark Title Company
100 Bluegrass Commons Boulevard, Suite 115, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Martin Walters	Opteum Financial Services, LLC	062 02 0B 021.00
(NAME)	(NAME)	
4400 Frost Street	P. O. Box 200010	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Kennesaw, GA 30156-9256	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, Marsha Dalton, an unmarried woman, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Martin Walters and wife, Robyn Walters, 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:

SEE ATTACHED EXHIBIT A

unimproved ☐

This is improved ☒ property, known as 4400 Frost Street, Nashville, TN 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 do 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 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 hand this 21st day of July, 2006.

Marsha Dalton

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Marsha Dalton, an unmarried woman, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 21st day of July, 2006.

Commission expires:

STEPHEN G. WALTERS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TN My Commission Expires July 19 2008

Notary Public

File No. 60532

EXHIBIT A

LAND in Davidson County, Tennessee, being Lot No. 85 on the Plan of Abbington Park, Phase One-Section One, of record in Instrument No. 20030328-0041019, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Marsha Dalton, an unmarried woman by deed from Beazer Homes Corp., DBA Phillips Builders, a Tennessee corporation, dated August 28, 2003 and recorded on September 10, 2003 in Instrument No. 20030910-0131808, Register's Office, Davidson County, Tennessee.

Declaration of Restrictive Covenants for Abbington Park of record in Instruments Nos. 20030213-0020075, 20040401-0036605, 20040401-0036605, 20040401-0036606, 20040518-0058461, 20041202-0143844, 20041202-0143845, 20041202-0143846, 20041202-0143847, 20041202-0143848, 20041202-0143849, 20041202-0143850, 20041217-0149936, 20041217-0149937, 20041217-0149938, 20041217-0149939, 20041217-0149940, 20041217-0149941, 20041217-0149942, 20041217-0149943, 20050201-0011849, 20050204-0013531, 20050204-0013532, 20050204-0013533, 20050204-0013534 and 20060202-0012846, Register's Office, Davidson County, Tennessee.

By-Laws of Abbington Park Homeowners Association, Inc. of record in Instrument No. 20030303-0027406, said Register's Office.

Deeds to Abbington Park Homeowners Association, Inc. for open space of record in Instrument No. 20040407-0039568 and Instrument No. 20040415-0042646, said Register's Office.

Charter of Abbington Park Homeowners Association, Inc. of record in Instrument No. 20030303-0027405, said Register's Office.

Storm Water Detention Agreement of record in Instrument No. 20030109-0004246, said Register's Office.