File No. 261200505

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$76,000.00~~

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF DECEMBER, 2006.

Notary Public

MY COMMISSION EXPIRES: 2-20-07
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 12/21/06 15:19 2 pgs
Fees:13.00 Taxes:281.20

20061221-0157799

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney
Southern Title Services
1535 W. Northfield Blvd., Suite 16
Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles E. Walker	Charles E. Walker	162-16-0-97.00
(NAME)	(NAME)	
429 Southwood Dr.	Same	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217		
(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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Barry Zeitlin and wife, Linda Zeitlin**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Charles E. Walker**, unmarried HEREINAFTER CALLED THE GRANTEE(S), HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 38-B, Hickory Park Villas Section 2 Zone Lot Division Lots 32-40, as shown on plat of record in Plat Book 5200, page 603 as amended in Plat Book 6250, page 598, in the Register's Office, Davidson County, TN to which plat reference is hereby made for a more complete description of said property.

Being part of the same property conveyed to Barry Zeitlin and wife, Linda Zeitlin by Assumption Warranty Deed dated November 14, 2005 and recorded in Instrument # 20051115-0138194, Register's Office for Davidson County, Tennessee.

This conveyance is subject to Charter to Hickory Park Villas Homeowners Association of record in Record Book 7891, page 217; Ingress/Egress easement of record in Book 4984, page 569; Restrictions of record in Book 6815, page 800; All matters shown on the plan of record in Plat Book 5800, Page 191 as amended in Plat Book 6250, page 314 and Plat Book 5200, page 603 as amended in Plat Book 6250, page 598; all in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 1312 Hickory Park Court, Antioch, TN
(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 GRANTEE(S), HIS 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), HIS 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 hands this 15th day of December, 2006.

Barry Zeitlin

BY KEITH STRAIN ATTY IN FACT
By: Keith Strain Attorney-in-fact

Linda Zeitlin

BY KEITH STRAIN ATTY IN FACT
By: Keith Strain Attorney-in-fact

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Before me personally appeared Keith Strain, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is the attorney-in-fact for Barry Zeitlin and Linda Zeitlin, and is authorized by them to execute this instrument in their behalf by virtue of an instrument of record in Instrument No. 20061221.0157790, of the Register's Office of Davidson County, Tennessee.

Witness my hand at office this 15th Day of December, 2006.

Commission expires: 2-20-07

Lynn F. Vaught — Notary Public

File Number: 261200505

RETURN TO:
Southern Title Services
1535 W. Northfield Blvd., Suite 16
Murfreesboro, TN 37129