File No. 271000406

WARRANTY DEED

Jessica Talbott State of Tennessee Notary Public Davidson Co.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00

Jessica Green
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF OCTOBER, 2007.

Jessica Talbott
Notary Public

MY COMMISSION EXPIRES: 5-24-08
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
Sidwell, Barrett, & Welch, PC
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

Davidson County DEEDWARR
Recvd: 10/23/07 09:54 2 pgs
Fees:13.00 Taxes:740.00
20071023-0125206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mary Anna Walton	Mary Anna Walton	064-12-0C-212.00CO
(NAME) Mary Anna Walton, unmarried and James M. Walton, married	(NAME) Mary Anna Walton and James M. Walton, married	
(ADDRESS) Hermitage, Tennessee 37076	(ADDRESS) Hermitage, Tennessee 37076	
(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, **Craig E. Stevens, an unmarried man**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Mary Anna Walton, unmarried James M. Walton, Married**, HEREINAFTER CALLED THE GRANTEE(S), HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING Unit No. 212 on the Plan of Phase 2, Lexington, a Horizontal Property Regime, of record in Plat Book 6250, page 340-341, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Craig E. Stevens by deed dated October 1, 2003 from Aline C. Shelton, by Lowell W. Clark, as Attorney in Fact of record in Instrument No. 20031008-0148864, Register's Office for said County.

Being the same property conveyed to Craig E. Stevens by deed dated October 1, 2003 from Aline C. Shelton, by Lowell W. Clark, as Attorney in Fact of record in Instrument No. 20031008-0148864, Register's Office for said County.

Subject to all matters as set forth per Plat Book 6250, Page 340-341, Register's Office of said County.

Subject to Restrictive Covenants of record in Book 6503, Page ,1 and Book 6691, Page 541, Register's Office of said County.

Subject to By-Laws as shown of record in Book 6503, Page 20, and Instrument No. 200709210112964, Register's Office for said County.

Subject to HOA Charter of Homeowner's Association as shown of record in Book 6620, Page 128, and Book 8204, Page 354, Register's Office for said County.

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 212 Lexington Way, Hermitage, TN 37076
(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), 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), 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 16th day of October, 2007.

Craig E. Stevens by William Allan Gonce, Atty in fact.

Craig E. Stevens by William Allan Gonce, attorney-in-fact

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named William Allan Gonce, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Craig E. Stevens, as his Attorney In Fact, under Power of Attorney bearing Inst. No. 20071023012S 205, Register's Office, Davidson County, Tennessee, and who acknowledged the execution of the same to be the free act and deed of Craig E. Stevens, under said Power of Attorney.

Witness my hand and official seal this the 16th day of October, 2007.

My Commission Expires:
5-24-08

Notary Public

Jessica Talbott
State of Tennessee Notary Public
Davidson Co.

File Number: 271000406

RETURN TO:
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13018 Lebanon Road, Suite 100
Mt. Juliet, TN 37122