G-21385-4
Box 14-A

Prepared by:
Realty Title & Escrow Company, Inc.
1904 Highway 46 South, Suite 2
Dickson, TN 37055

Davidson County DEEDWARR
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20080602-0055495

17-0805-170221

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater, for this transfer is $124,900.00

Affiant

Subscribed and sworn to before me, this 29th day of May, 2008.

Notary Public
My commission expires: 10/17/09

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Chris Gardner 149 Hicks Rd. Nashville TN 37221	First State Bank 86 Stonebridge Boulevard Jackson, TN 38305	142-15-0-C-149.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Ashley Yarbrough, now known as Ashley Walker**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Christopher E. Gardner, a single man**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Unit No. 149, together with the appurtenant interest in the common elements of Breckenridge Condominium, a horizontal property regime established by Master Deed of record in Book 6808, Page 45, amended in Book 7020, Page 848, Register's Office for said County, said Unit being depicted on the Condominium Site Plan attached as Exhibit "B" to the aforementioned Master Deed, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Ashley Yarbrough by deed from Helen Gardner, dated June 28, 2006, recorded July 11, 2006, of record in Instrument No. 20060711-0083111, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Ural Trent Walker, spouse of Grantor, joins in the execution of this instrument for the purpose of conveying his marital interests, if any, in the subject property.

This property is improved property known as **149 Hicks Rd., Nashville, TN 37221.**

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 29th day of May, 2008.

Ashley Yarbrough, now known as Ashley Walker

Ural Trent Walker

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Ashley Yarbrough, now known as Ashley Walker and Ural Trent Walker, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Fairview, TN, this 29th day of May, 2008.

State of Tennessee at Large

My Commission expires

LISA G. RAINEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 14, 2009