WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$200,000.00.**

Deborah Lane Johnson
Affiant

Subscribed and sworn to before me this 13th day of June, 2008

Notary Public
My Commission expires: 3-20-2010
(Affix Seal)

DEBORAH H. BERRIE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Darrell Burkhead	SunTrust Mortgage, Inc.	161-11-0-F-021.00CO
5724 Amalie Drive	1001 Semmes Avenue	
Nashville, TN 37211	, Richmond, VA 23224	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Joshua R. Walters,*** hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Darrell Burkhead**, unmarried, his heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

* married

Karina A. Walters joins in this conveyance to convey any and all marital rights she may have in and to said property.

Being ~~Lot~~ Unit No. 21 on the plan of Townhomes of Brentwood, of record in Book 9700, page 990, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Joshua R. Walters, unmarried, by deed from York Construction, LLC, on August 28, 2002, of record in Instrument Number 20020904-0107075, Register's Office for Davidson County, Tennessee.

The property is subject to the following:

- Subject to all matters as shown on the Plan of record in Book 9700, page 990; and Instrument Number 20010626-0067545, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 11629, page 850; and Instrument Number 20010626-0067542; and 20020205-0015877; and 20000215-0015334, Register's Office for Davidson County, Tennessee.
- Homeowners Association Charter of record in Book 11629, page 845, Register's Office for Davidson County, Tennessee.
- Conveyance of Common Area of record in Instrument Number 20000215-0015335, Register's Office for Davidson County, Tennessee.

This is improved property known as: **5724 Amalie Drive, Nashville, TN 37211**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this June 12, 2008.

Joshua R. Walters

Karina Walters
Karina A. Walters

Davidson County DEEDWARR
Recvd: 06/17/08 09:31 2 pgs
Fees:13.00 Taxes:740.00

20080617-0062162

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Joshua R. Walters and wife, Karina A. Walters,** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this June 12, 2008

My commission expires 8/23/11

Notary Public

