BILL GARRETT, Davidson County
T20090017718 DEEDWARR
Recvd: 03/17/09 10:39 2 pgs
Fees:13.00 Taxes:129.50
20090317-0023845

THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney at Law
303 Frances Street (Zip 37072)
P. O. Box 904
Goodlettsville, TN 37070-0904

Warranty Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
C2 Construction, LLC 3354 Perimeter Hill Rd Nashville, TN 37211	← Same	Map 33-06 P/O Parcel 6

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, AARON T. WALKER and wife, ROBIN M. WALKER, hereinafter referred to as the "GRANTORS", have bargained and sold and by these presents do transfer and convey unto C2 CONSTRUCTION, LLC, a limited liability company, hereinafter referred to as the "GRANTEE", its successors or 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 Lot No. 2 on the Plan of Wooten Subdivision of record in Instrument No. 20081104-0109838, Register's Office for Davidson County, Tennessee (formerly a part of Lot No. 2 on the plan of Section One-Plantation Estates, of record in Book 3842, page 40, said Register's Office), to which plan reference is hereby made for a more complete and accurate description.

BEING a part of the same property conveyed to Aaron T. Walker and wife, Robin M. Walker, by deed from the Estate of William H. Wooten, deceased, of record in Instrument No. 20080605-0058001, Register's office for Davidson County, Tennessee.

The legal description, as hereinabove set forth, is the same as that contained in the previous Deed of Record.

This is unimproved property located on Campbell Road, Goodlettsville, TN 37072.

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, its successors or assigns, forever.

And we, the GRANTORS, do covenant with the said GRANTEE, that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and warrant that the same is unencumbered, except as follows:

1. Real Property Taxes for the year 2009, which are a lien, but not yet due and payable, which have been prorated between the parties and will be paid, in full, by GRANTEE, when due.

2. Subject to any and all matters as shown on the Plan of Record in Instrument No.20081104-0109838, said Register's Office.

3. Subject to restrictive covenants of record in Book 4257, page 913, said Register's Office.

And, we, the GRANTORS, 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, its successors or assigns, against the lawful claims of all persons whomsoever.

AARON T. WALKER executes this Warranty Deed as Attorney-in-Fact for ROBIN M. WALKER, under a Power of Attorney of record in Instrument No. 20090317-0023844, Register's Office for Davidson County, Tennessee.

WITNESS our hands on the day and date last acknowledged below.

"GRANTORS"

AARON T. WALKER

ROBIN M. WALKER
By Aaron T. Walker, Attorney In Fact

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, AARON T. WALKER, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this the 10 day of March, 2009.

PATSY C. DAVISON NOTARY PUBLIC STATE OF TENNESSEE MY COMM. EXP. DECEMBER 2, 2009

NOTARY PUBLIC

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 10 day of March, 2009, before me, personally appeared AARON T. WALKER, to me known to be the person who executed the foregoing instrument on behalf of ROBIN M. WALKER, and acknowledged that he executed the same as the free act and deed of the said ROBIN M. WALKER.

WITNESS my hand and official seal this the 10 day of March, 2009.

PATSY C. DAVISON NOTARY PUBLIC STATE OF TENNESSEE MY COMM. EXP. DECEMBER 2, 2009

NOTARY PUBLIC

STATE OF TENNESSEE
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $35,000.00.

Affiant

Sworn to and subscribed before me, this the 10 day of March, 2009.

KENNETH C. JACOBS NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD CO., TN

NOTARY PUBLIC

2-21-12