Record & Return to
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

This Instrument Prepared By:
Thomas I. Bottorff, Attorney
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
William Douglas Walton
104 Settlement Ct.
Brentwood, Tennessee 37027

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
SunTrust Mortgage, Inc.
401 Commerce St., Suite 6100
Nashville, TN 37219

MAP	**171-08**
GROUP	**A**
PARCEL	**145CO**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Matthew L. Brust and wife, Amie L. Brust,** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do hereby transfer and convey unto **William Douglas Walton and wife, Sherry S. Walton**, hereinafter called the GRANTEES, their heirs 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 Lot No. 145 on the Plan of Cottonport Plantation, Phase I, of record in Plat Book 6900, page 529, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Matthew L. Brust and wife, Amie L. Brust by deed from The F & B Robertson Joint Living Trust by Festus Garland Robertson and Barbra Fike Robertson as Settlors, Trustees and Beneficiaries of record in Book 10289, page 702, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2009 and subsequent years.

This is **improved** property known as **104 Settlement Ct., Brentwood, Tennessee 37027.**

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 and assigns , forever, and, GRANTORS do covenant with the said GRANTEES that they 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, GRANTORS, do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, and 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.

BILL GARRETT, Davidson County
Trans:T20090044641 DEEDWARR
Recvd: 07/02/09 14:19 2 pgs
Fees:13.00 Taxes:1113.70
20090702-0061967

WITNESS our hands this the **30th** day of **June, 2009.**

Matthew L. Brust

Amie L. Brust

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Matthew L. Brust and wife, Amie L. Brust**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 30th day of June, 2009.

Thomas I. Bottorff
NOTARY PUBLIC

My Commission Expires: 1/10/2010

THOMAS I. BOTTORFF NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $301,000.00.

AFFIANT

Subscribed and sworn to before me on this 30th day of June, 2009.

Thomas I. Bottorff
NOTARY PUBLIC

My Commission Expires: 1/10/2010

THOMAS I. BOTTORFF NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.