(1)

BILL GARRETT, Davidson County
Trans:T20100078836 DEEDWARR
Recvd: 12/15/10 10:38 3 pgs
Fees:18.00 Taxes:547.60
20101215-0099687

This Instrument Prepared By:
Gibson, Gregory & Gwyn, PLLC
401 Church Street, Suite 2220
Nashville Tennessee 37219

ADDRESS NEW OWNER:

Edward Blake Sellars
4901 Yorkshire Road
Nashville, TN 37211

SEND TAX BILL:

CommunityFirst Bank & Trust
501 S. James Campbell Blvd.
Columbia, TN 38401

MORTGAGEE:

Community First Bank & Trust
501 S. James Campbell Blvd
Columbia, TN 38401

MAP AND PARCEL:
MAP 161-10-A
PARCEL 233CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the Grantees named herein, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Megan Walker, unmarried**, ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto **Edward Blake Sellars**, ("Grantee"), his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as follows, to wit:

Land in Davidson County, Tennessee, being Lot(s) 338, as shown on the map entitled Phase Three, Villages of Brentwood, of record in Book 6250, Page 918, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Megan Walker, by deed from Krista Anne Stricklin, of record in Instrument No. 20051229-0155960, dated December 14, 2005, said Register's Office.

This conveyance is made subject to: (1) all applicable zoning ordinances and building restrictions; (2) all covenants, bylaws, restrictions, declarations and easements of record; and (3) such limitations and easements as may affect the premises.

This is improved property known as 4901 Yorkshire Road, Nashville, TN 37211.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, his heirs, successors and assigns, forever; and Grantor, does covenant with Grantee that she is lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is unencumbered unless otherwise herein set out; and Grantor does further covenant and bind herself, her heirs, assigns and representatives, to warrant and forever defend the title to the Property to Grantee, his heirs, successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness its hand this 26 day of November, 2010.

Megan Walker

STATE OF Ky)
COUNTY OF Fayette)

Before me, the undersigned, of the state and county aforesaid, personally appeared Megan Walker, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes contained therein.

Witness my hand and official seal this 26 day of November, 2010.

Delmina [illegible]
Notary Public

405350

My Commission Expires: 9-28-13

STATE OF TENNESSEE)
COUNTY OF Williamson)

The actual value or consideration, whichever is greater, for this transfer is $148,000.00.

Jackie Lampley
AFFIANT

Subscribed and sworn to before me
this 1st day of November, 2010.

Kendra Savage
NOTARY PUBLIC

My Commission Expires: 6-19-12

KENDRA SAVAGE
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TN