WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/26/11 15:35 2 pgs
Fees:13.00 Taxes:597.74
20110126-0007371

REAGAN E. DUNPHY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 6, 2014

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $161,550.00.

Affiant

Subscribed and sworn to before me this 26th day of January, 2011

Notary Public
My Commission expires: Jan 6, 2014
(Affix Seal)

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:
Steven Allotto	SAME	149-00-0-214.00
1265 Rural Hill Rd.		
Antioch, TN 37013		

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, **Charles E. Walker**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Steven Allotto**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in the 2nd Civil District of Davidson County, Tennessee, and described according to a survey made by C. Michael Moran, RLS #970, dated 7/20/98 and updated 3/28/01, as follows:

Beginning at a point in the westerly margin of Rural Hill Road, at a common corner of property herein conveyed to Phillip H. Prince Property; thence N 85 deg. 49' 22" West 734.47 feet to an iron pin; thence S 3 deg. 10' 43" West, 174.90 feet to an iron pin; thence N 85 deg. 50' 54" W, 744.73 feet to an iron pin; thence S 2 deg. 55' 08" West, 174.58 feet with the westerly margin of Rural Hill Road to the point of beginning, containing 3.0 acres, more or less.

Being the same property conveyed to Charles E. Walker, by deed from Pinnacle National Bank, on September 24, 2010, of record in Instrument Number 20100928-007726, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2011 and subsequent years, plus any penalties and interest which may accrue.
- Subject to all matters as shown of record in Instrument Number 20021120-0144473, Register's Office Davidson County, Tennessee.

This is improved property known as: **1265 Rural Hill Road, Antioch, TN 37013**

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 January 26, 2011.

Charles E. Walker

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Charles E. Walker** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this January 26, 2011

My commission expires 8/19/14

Notary Public

ANDREW H. MALONEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Hal Wilson, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 9/23/11

HAL E. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY