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

BILL GARRETT, Davidson County
Trans:T20110006711 DEEDWARR
Recvd: 02/02/11 10:52 3 pgs
Fees:18.00 Taxes:743.70
20110202-0009254

ADDRESS NEW OWNER:
Dustin J. Walkenhorst
703 Harpeth Parkway West
Nashville, Tennessee 37221

SEND TAX BILL TO:
Mortgagee

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

MAP 142-14
GROUP
PARCEL 24

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 consideration, the receipt and sufficiency of which are hereby acknowledged, **Robert L. Hendrick, Jr., married** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Dustin J. Walkenhorst and wife, Chelsea M. Walkenhorst,** 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. 39 of Harpeth Valley Park Subdivision, of record in Plat Book 3600, page 93, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.

Being the same property conveyed to Robert L. Hendrick, Jr. by deed dated from John A. Tudor and wife, Janet H. Tudor of record in Book 5256, page 918, 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 2011 and subsequent years.

This is **improved** property known as **703 Harpeth Parkway West, Nashville, Tennessee 37221.**

*Tamela J. Hendrick, spouse of Robert L. Hendrick, Jr., hereby joins in this conveyance transferring all her right, title, and interest in said property, marital or otherwise.

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, GRANTOR does covenants with the said GRANTEES that he is lawfully seized and possessed of said land 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 himself, his 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.

WITNESS our hands this the 24 day of **January, 2011.**

Robert L. Hendrick, Jr.

Tamela J. Hendrick

STATE OF Alabama
COUNTY OF Etowah

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Robert L. Hendrick, Jr., and Tamela J. Hendrick**, 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 24 day of January, 2011.

NOTARY PUBLIC

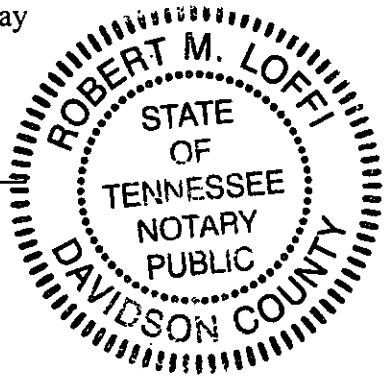
My Commission Expires:
April 10, 2012

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $201,000.00.

Chelsea M. Walkenhorst
AFFIANT

Subscribed and sworn to before me on this 25th day of January, 2011.



Robert M. Loffi
NOTARY PUBLIC

My Commission Expires: 5/8/2012