WARRANTY DEED

ET-11-2125

STATE OF Tennessee
COUNTY OF ~~Davidson~~ Wilson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $251,000.00

Affiant

Subscribed and sworn to before me, this 3rd DAY OF February, 2011.

Notary Public

MY COMMISSION EXPIRES: 09-17-11
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Executive Title, LLC
4470 Old Lebanon Dirt Road
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David Emmett Walker	David Emmett Walker	
1234 Chickadee Circle (ADDRESS)	1234 Chickadee Circle (NAME) (ADDRESS)	98-6-B-20.00C0
Hermitage, TN 37076 (CITY) (STATE) (ZIP)	Hermitage, TN 37076 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we TIMOTHY M. TWOHIG, A MARRIED MAN, JOINED BY HIS SPOUSE, AIMEE LEA TWOHIG , hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto DAVID E. WALKER AND JEAN M. WALKER, HUSBAND AND WIFE, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit A of Lot 53D, BRIDGEWATER, PHASE 1, SECTION A, VILLA UNITS, LOTS 47D THRU 78D, as shown on the Supplemental Declaration of Covenants, Conditions and Restrictions for Bridgewater Establishing Bridgewater Villas , Phase 1, Section A, of record in Instrument No. 20051122-0141076 and as shown on plat of record in Instrument No. 20051104-0133897 and Surveyor's Certificate of Correction recorded at Instrument No. 20060608-0067981, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Timothy M. Twohig by Special Warranty Deed from Federal Home Loan Mortgage Corporation, by its duly authorized Attorney in Fact, National Default REO Services, a Delaware Limited Liability Company d/b/a First American Asset Closing Services (FAACS), recorded on the 4th day of May, 2009 in Instrument No. 20090504-0040305, in the Register's Office of Davidson County, Tennessee.

Subject to all matters contained on Plat, restrictions and assessments for Bridge Villas HOA, and existing easements and restrictions of record.

unimproved ( )
This is improved (X) property, known as 1234 Chickadee Circle, Hermitage, Tennessee 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we 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 we 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(S), 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 my/our hand(s) this 3rd day of February, 2011.

Timothy M. Twohig

Aimee Lea Twohig

BILL GARRETT, Davidson County
Trans:T20110008448 DEEDWARR
Recvd: 02/09/11 10:15 2 pgs
Fees:13.00 Taxes:928.70
20110209-0011344

STATE OF Tennessee

COUNTY OF Wilson

On this the 3rd day of February, 2011, before me personally appeared Timothy M. Twohig, a married man, joined by his spouse, Aimee Lea Twohig, to me known (or proved to me on the basis of satisfactory evidence) to be the persons who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 3rd day of February, 2011.

Notary Public
My Commission Expires: 09-17-11

(SEAL)

BEVERLY J. HEATHERLY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY, TENN.

RETURN TO:
Executive Title, LLC
4470 Old Lebanon Dirt Road
Mt. Juliet, TN 37122
Phone: (615)773-0520