State of Tennessee
County of Williamson

The actual consideration or value whichever is greater is $218,500.00

Subscribed and sworn before me this the 17th day of February, 2011.

Karen McCalla
Affiant

(Affix Seal)

BONNIE J. CURRY NOTARY PUBLIC STATE OF TENNESSEE COUNTY WILLIAMSON

Notary Public

My Commission expires: 11-23-2014

WARRANTY DEED

2011004

This instrument prepared by:

SOUTHEAST TITLE of Tennessee, Inc.
216 Centerview Drive, Suite 100 Brentwood, Tennessee 37027

Address of new owner:
Michael Walters
113 Autumn Oaks Court
Brentwood, TN 37027

Send tax bills to:
New Owner

Map 181-10-A, Parcel 15 CO

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Mary C. Walrond and husband, George A. Walrond, Jr.

HEREINAFTER CALLED THE GRANTOR(S), HAVE THIS DAY BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO

Michael C. Walters, a single man

HEREINAFTER CALLED THE GRANTEE(S), THEIR SUCCESSORS AND ASSIGNS, A CERTAIN PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Land in Davidson County, Tennessee, being Lot No. 15, on the Plan of Section One, Autumn Oaks, of record in Plat Book 9700, pages 913 and 914, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being all of the same property conveyed to Mary C. Walrond and husband, George A. Walrond Jr. by deed from Continental Development and Construction, Inc., of record in Instrument No. 20011016-0112621, dated 09/21/2001, Register's Office for Davidson County, Tennessee.

Subject to taxes for the year 2011, easements and restrictive covenants, if any, of record in the Register's Office for said County together with any modifications and amendments thereto.

THIS IS IMPROVED PROPERTY KNOWN AS: 113 Autumn Oaks Court, Brentwood, TN, 37027

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, estate, title and interest thereto belonging to the said GRANTEES, their successors, heirs or assigns, forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have good right to convey it, and the same is unemcumbered, 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 GRANTEES, their successors, heirs and assigns against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural and singular, and use of any gender shall be applicable to all genders.

BILL GARRETT, Davidson County
Trans:T20110010543 DEEDWARR
Recvd: 02/22/11 08:39 2 pgs
Fees:13.00 Taxes:808.45
20110222-0014179

Subscribed and sworn before me this the 17th day of February, 2011.

Mary C. Walrond by
George A Walrond, Jr
as Atty in fact
Mary C. Walrond
By: George A. Walrond, Jr., Attorney In Fact

George A. Walrond, Jr.
George A. Walrond, Jr.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County, and State, the within named ~~Mary C. Walrond and~~ husband,, George A. Walrond, Jr., the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 17th day of February, 2011.

My commission expires: 1-6-14

JENNIFER R. PIERCE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Notary Public

STATE OF TENNESSEE,
COUNTY: WILLIAMSON

On this 17th day of February, 2011, before me personally appeared George A. Walrond Jr. to me known to be the person who executed the foregoing instrument as the Attorney In Fact for Mary C. Walrond and acknowledged that he/she executed the same as the free act and deed of said Mary C. Walrond.

Witness my hand and official seal.

My Commission Expires: 1-6-14

Notary Public

See POA of Record in Instrument No. 20110222-0014178, Register's Office for Davidson County, Tennessee.

JENNIFER R. PIERCE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

return to:

REALTY TITLE & ESCROW CO. INC.
5111 Maryland Way, Suite 101
Brentwood, TN 37027