State of Tennessee
County of Williamson

The actual consideration or value whichever is greater is $148,000.00

Subscribed and sworn before me this the 22ND day of March, 2011.

Affiant

(Affix Seal)

Notary Public

WARRANTY DEED

2011040

This instrument prepared by:

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

Address of new owner:
Lynn E. Walker
216 Highland Villa Circle
Nashville, TN 37211

Send tax bills to:
New Owner

Map 161-14-O-B, Parcel 216 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,

Thelma E. Atkins , unmarried

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

Lynn E. Walker,

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:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 216, on the plan of Highland Villa Condominiums, its horizontal property regime having been established by the Master Deed of record in Book 7278, page 312, as amended in Book 7347, page 717, Book 7352, page 630, Book 7467, page 850, Book 7470, page 153, Book 7600, page 361, Book 8090, page 537, Book 8131, page 95, Book 8173, page 84, Book 8199, page 149, 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 Thelma E. Atkins by deed from Highland Group, Ltd., a Tennessee Limited Partnership, of record in Book 8241, page 966, dated 11/14/1990, Register's Office for Davidson County, Tennessee.

Subject to the following: Master Deed and By-laws which contain restrictive covenants, liens and other matters of record in Book 7278, page 312; 7347, page 717; Book 7352, page 630; Book 7467, page 840; Book 7470, page 153; Book 7600, page 361; Book 9070, page 537; Book 8131, page 95; Book 8173, page 84; Book 8199, page 149; Book 8658, page 595; Book 8765, page 610; Book 9730, page 265; Book 9730, page 268; Book 9730, page 271; Book 10871, page 232; Instrument Number 20021118-0142476; and Instrument Number 20081210-011921, 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: 216 Highland Villa Circle, Nashville, TN, 37211

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 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 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.

Subscribed and sworn before me this the 22nd Day of March, 2011.

Thelma E. Atkins

BILL GARRETT, Davidson County
Trans:T20110017321 DEEDWARR
Recvd: 03/24/11 12:31 2 pgs
Fees:13.00 Taxes:547.60
20110324-0022860

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 Thelma E. Atkins 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 22nd day of March, 2011.

My commission expires: 4-14

Notary Public

JENNIFER R. PIERCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY