THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **3817 Bedford Avenue** **Suite 140** **Nashville, Tennessee 37215** **CRT File No. 11030258** KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires NOV. 7, 2011	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $257,000.00. X _____ Affiant Subscribed and sworn to before me, this 28th day of April, 2011. _____ Notary Public My Commission Expires: _____

BILL GARRETT, Davidson County
Trans:T20110025224 DEEDWARR
Recvd: 04/29/11 08:34 2 pgs
Fees:13.00 Taxes:950.90
20110429-0032721

WARRANTY DEED

Address New Owner: Corbin Walker and Elizabeth Kirk 2952 Primrose Circle Nashville TN 37212	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 11703006200

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Leanne B. Parsons, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Corbin Walker and Elizabeth Kirk, Both Unmarried, as Tenants in Common With Rights of Survivorship,** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being Lot No. 1 of Block B on the Map of Belmont Terrace Annex No. 4 of record in Book 974, Page 97, Register's Office for Davidson County, Tennessee.

Said Lot No. 1 fronts 60 feet on the Southerly side of Primrose Circle and runs back between parallel lines 186.1 feet on the Westerly line along the Easterly line of an unnamed street, 162.5 feet along the Easterly line to the margin of the Tennessee Central Railroad on which it measures 115 feet.

Included but specifically excluded is that portion of the property conveyed to the State of Tennessee for construction of a controlled access highway and for ingress and egress to and from of record in Book 4795, Page 753, more particularly described as follows:

Beginning at a point in the South boundary of this property, said point being South 57 deg. 38' West 75.3 feet along the said boundary from its intersection with the West margin of Primrose Circle at another point that is 1227.1 feet South and West of the East exit of Primrose Circle on Primrose Avenue; thence along the said South boundary South 57 deg. 38' West 86.5 feet to a point in the North right of way of the Tennessee Central Railroad; thence along the said right of way if the Tennessee Central Railroad; thence along the said right of way North 34 deg. 39' West 115.0 feet to a point; thence North 75 deg. 11' East 950 feet to a point; thence South 32 deg. 51' East 85.5 feet to the point of beginning and containing 8,790 square feet and being part of the property conveyed by Frank P. Petzold and wife to Hilda A. Nutting of record in Book 1258, Page 172, Register's Office for Davidson County, Tennessee.

There is also hereby conveyed a permanent easement for the construction and maintenance of an electric power transmission line and underground sanitary sewers. This conveyance includes the right of the State of Tennessee, Department of Transportation, its assigns and its servants and agents to construct, operate, maintain, repair, replace and inspect electric power transmission and sanitary sewer improvements within the limits of the aforementioned easement which is described as follows: Beginning at the same point described above; thence North 32 deg. 51' West 85.5 feet to a point; thence North 75 deg. 11' East 10.5 feet to a point; thence South 32 deg. 51' East 81.9 feet to a point in the said South boundary; thence along the said South boundary South 57 deg. 38' West 10.0 feet to the point of beginning and containing 855 square feet.

Being the same property conveyed by Warranty Deed from Elizabeth Cyprus, unmarried to Leanne B. Parsons, unmarried, and Charles S. Bond, married as recorded on the 27th day of August, 2009 in Instrument No. 20090827-0080645 and Quitclaim Deed from Charles S. Bond to Leanne B. Parsons as recorded on the 11th day of September, 2009 in Instrument No. 20090911-0084994, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2011 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of BELMONT TERRACE ANNEX NO. 4, as recorded in Plat Book 974, Page(s) 97.

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records.

This is improved property located at 2952 Primrose Circle Nashville TN 37212.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 28th day of April, 2011.

Leanne B. Parsons

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Leanne B. Parsons, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of April, 2011.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires September 9, 2014