WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110043020 DEEDWARR
Recvd: 07/18/11 11:04 2 pgs
Fees:13.00 Taxes:614.20
20110718-0054601

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $166,000.00.

Affiant

Subscribed and sworn to before me this 12 day of July 2011

Notary Public
My Commission expires:
(Affix Seal)

DAVID R.A. ROETGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-21-2013

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Matthew Walker	~~First Bank~~ Sunbust MTG. Inc.	147-15-0-026.00
571 Highcrest Drive	P.O. Box 79041	
Nashville, TN 37211	Baltimore, MD 21279-0041	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Laina K. Stanford and husband Mark A. Stanford**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Matthew Walker and wife, Leslie Walker**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 47 on the plan of Whispering Hills, Section 1, of record in Book 2331, pages 82, 83 and 84, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Laina K. Stanford and husband Mark A. Stanford, by deed from Thomas B. Overton and wife, Michele R. Overton, on June 25, 1998, of record in Book 10994, page 837, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to all matters as shown on the Plan of record in Book 2331, page 82, 83 and 84, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 2481, page 499, Register's Office for Davidson County, Tennessee.

This is improved property known as: **571 Highcrest Drive, Nashville, TN 37211**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 July 11, 2011.

Mark Stanford

Laina Stanford

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Laina K. Stanford and husband Mark A. Stanford** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this July 11, 2011

My commission expires 8/23/14

Notary Public

HAL E. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY