Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $95,000.00

Veronica L Ross Walker
Affiant

Subscribed and sworn to before me, this 25 day of August, 2011.

Notary Public
My commission expires: April 3rd 15

03-1105-37109

Address of New Owner:	Send Tax Bills to:	Tax Information
Sandra L. Brown 3329 Penn Meade Way Nashville TN 37214	New Owner	052-13-0-B 271.00CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Veronica R. Ross Walker, married, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Sandra L. Brown, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Lot No. 17, on the Plan of River Glen, Phase III, Section 2, of record in Instrument No. 20020917-0113231, and as established by the Master Deed for River Glen, of record in Book 7566, Page 571, as amended in Instrument No. 20030617-0083416, and Instrument No. 20040915-0111299, Register's Office for said County, to which plan and Master Deed reference are hereby made for a more complete description.

Being the same property conveyed to Veronica R. Ross by deed from NVR Inc., a Virginia Corporation, trading as Fox Ridge Homes, dated November 26, 2002, recorded December 4, 2002, in Instrument No. 20021204-0149416, Register's Office for Davidson County, Tennessee. Veronica R. Ross having since married and is now known as Veronica R. Ross Walker.

Subject property is not now and never has been the residence of any grantor herein, nor any spouse or assigns

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 3329 Penn Meade Way, Nashville, TN 37214

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, 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.

MELODY J WOOD
Notary Public-Notary Seal
State of Missouri, St Louis County
Commission # 11167600
My Commission Expires Apr 3, 2015

x VRRW

BILL GARRETT, Davidson County
Trans:T20110055475 DEEDWARR
Recvd: 09/07/11 14:11 2 pgs
Fees:13.00 Taxes:351.50
20110907-0069399

WITNESS my hand this 24 day of August, 2011.

Veronica R. Ross Walker

Veronica R. Ross Walker

STATE OF Missouri
COUNTY OF St Louis

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Veronica R. Ross Walker, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand in St Louis (city), MO (state), this 24 day of August, 2011.

Notary Public

My Commission expires: April 3, 2015

MELODY J WOOD
Notary Public-Notary Seal
State of Missouri, St Louis County
Commission # 11167600
My Commission Expires Apr. 3, 2015