Realty Title

03

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110066365 DEEDWARR
Recvd: 10/24/11 12:35 2 pgs
Fees:13.00 Taxes:898.73

20111024-0082513

DIANE K MANN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 02-11-2013

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$242,900.00.**

By: Rachelle Caudill
Affiant

Subscribed and sworn to before me, this the 19th day of October, 2011.

Diane K Mann
Notary Public

My commission expires: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Justin B. Walker **Kathryn Walker**	**REGIONS BANK DBA REGIONS MTG**	**Map 091-14-0-B Parcel 002.00co**
405 Patina Circle	**2050 PARKWAY OFFICE CIRCLE**	
Nashville, TN 37209	**BIRMINGHAM, AL 35244**	

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

Cristin Czubik Allen, a married woman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Justin B. Walker and Kathryn Walker, husband and wife

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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. 2 on the Final Subdivision Plat of the First Revision of Patina Subdivision, a Planned Unit Development , of record in Instrument No. 20040707-0080650, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description thereof.

Being the same property conveyed to Cristin Czubik, unmarried, by Deed dated April 28, 2006 from Bruce Hardin and wife, Shannon E. Hardin, of record in Instrument No. 20060502-0050746, Register's Office for Davidson County, Tennessee. Cristin Czubik has since married and is now known as Cristin Czubik Allen.

Blake C. Allen , spouse of the above named Cristin Czubik Allen, joins in this conveyance for the purpose of releasing any and all rights he may have in and to the above described property, including any marital rights and homestead exemption.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

This is improved (__x__) Unimproved (____) property, known as **405 Patina Circle, Nashville, TN 37209**

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 that we are lawfully seized 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; 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 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.

Witness my/our hand(s) this **17th** day of **October, 2011.**

Cristin Czubik Allen

STATE OF Kentucky)
COUNTY OF Warren)

Personally appeared before me, a Notary Public of said County and State, **Cristin Czubik Allen,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Bowling Green (city), Kentucky (state), this **17th** day of **October, 2011.**

Bobbie S. Shanahan
Notary Public notary # 423673

My Commission Expires: 7/12/14

