Prepared by: & Return To:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20110081003 DEEDWARR
Recvd: 12/22/11 08:36 2 pgs
Fees:13.00 Taxes:619.75
20111222-0099931

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $167,500.00

Affiant

Subscribed and sworn to before me, this 20th day of December, 2011.

Notary Public
My commission expires: April 12, 2015

02-1109-47572

Address of New Owner:	Send Tax Bills to:	Tax Information
Charles B. Summers	SunTrust Mortgage, Inc.	62-02-0-B-118
3373 Cain Harbor Drive	1001 Semmes Ave, RVW-5093	
Nashville TN 37214	Richmond, VA 23224	

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, Billy J. Walker, Jr. and wife, Loren Walker, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Charles B. Summers and wife, Teresa L. Summers, 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. 47 on the Plan of the First Amendment to Abbington Park, Phase One - Section Three, a Planned Unit Development, as of record in Instrument No. 20040728-0090230, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Billy J. Walker, Jr. and Loren Walker, husband and wife, by deed from Beazer Homes Corp., a Tennessee corporation, dated 12/15/05, recorded 12/16/05, of record in Instrument No. 20051216-0151359, said Register's Office.

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 3373 Cain Harbor Drive, 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.

WITNESS my hand this 4 day of October, 2011.

Billy J. Walker, Jr.

Loren Walker

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand at office, this 4 day of OCT, 2011.

Notary Public

My Commission expires MAY 6, 2013

KENDRICK D. DORSE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Loren 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 at office, this 4 day of OCT., 2011.

Notary Public

My Commission expires MAY 6, 2013

KENDRICK D. DORSE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON