03

Realty Title

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

BILL GARRETT, Davidson County
Trans:T20120026478 DEEDWARR
Recvd: 04/11/12 14:24 2 pgs
Fees:13.00 Taxes:592.00
20120411-0031104

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
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 $160,000.00 RC

Rachelle Caudill
Affiant

Subscribed and sworn to before me, this 5th day of April, 2012.

Notary Public
My commission expires: _____

03-1203-37593

| Address of New Owner: | Send Tax Bills to: | Tax Information |
|---|---|---|
| Kenneth David Walston, II | SunTrust Mortgage, Inc. | 136-05-OA-026.00 CO |
| 2968 Harbor Lights Drive | 401 Commerce St., Suite 6100 | |
| Nashville TN 37217 | Nashville, TN 37219 | |

## 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, Michael A. Stahnke and Jaime D. Stahnke, husband and wife hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Kenneth David Walston, II and wife, Lindsey Jill Walston, 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. 26, on the Plan of Bayview Estates, Phase One, First Revision, of record in Book 9700, Page 920, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Michael A. Stahnke and Jaime D. Stahnke, husband and wife by deed from Erica Lachelle Parks, dated January 24, 2007, recorded February 1, 2007, of record in Instrument No. 20070201-0013524, Register's Office for Davidson County, Tennessee.
>
> 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 2968 Harbor Lights Drive, Nashville, TN 37217

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 30th day of March, 2012.

Michael A. Stahnke

Jaime D. Stahnke

STATE OF OREGON,
COUNTY OF Multnomah

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Michael A. Stahnke and Jaime D. Stahnke, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in ~~Nashville, TN,~~ Portland, OR this 30th day of March, 2012.

Notary Public
State of Oregon at Large

My Commission expires: May 1, 2013

OFFICIAL SEAL
PAUL K MC MENAMY
NOTARY PUBLIC - OREGON
COMMISSION NO. 438786
MY COMMISSION EXPIRES MAY 1, 2013