RETURN TO:
Fearnley & Califf, PLLC
25 Century Blvd
Suite 212
Nashville, TN 37214

Prepared By ~~& Return To:~~
Tennessee Title Services, LLC
6 Cadillac Drive, Suite 100
Brentwood, TN 37027
12-0233

BILL GARRETT, Davidson County
Trans:T20120031999 DEEDWARR
Recvd: 05/02/12 09:43 2 pgs
Fees:13.00 Taxes:695.60
20120502-0037434

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS ~~TRANSFER~~ IS $188,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 30th day of April, 2012

Notary Public
Commission Expires: 9-8-13

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Shree Walker 1078-A 2nd Avenue South Nashville, TN 37210	NEW OWNER	105030C00100CO

WARRANTY DEED

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

Andrea Jordan Ligon, unmarried

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Shree Walker, unmarried

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 Unit No. 1078-A as shown on the Exhibit attached to the Fourth Amendment to Declaration 1072 Southview on Second and 1074 Southview on Second, a/k/a Southview on Second Townhomes Homeowners of record in Instrument No. 20110405-0026016, Register's Office for Davidson County, Tennessee, to which reference is hereby made. Declaration establishing 1072 Southview on Second of record in Instrument No. 201002100010392, amended Instrument No. 201101130003548, and Instrument No. 201102150012678, Instrument No. 201104010025137, Instrument No. 201104050026016; Instrument No. 20110523-0039435; re-recorded in Instrument No. 201108290066724; Instrument No. 201105240039750; Instrument No. 201108010058964; Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Charles B. Hemmer and wife, M. Jean Hemmer by deed from George D. Mitchell and wife, Billie C. Mitchell, of record in Book 6051, page 346, said Register's Office, dated 05/03/1983, recorded 05/04/1983.

Being part of the same property conveyed to FMBC Investment, LLC, a Tennessee limited liability company by quitclaim deed from Charles B. Hemmer and wife, M. Jean Hemmer, of record in Instrument No. 20110408-0027422, said Register's Office, dated 04/06/2011, recorded 04/08/2011.

Being the same property conveyed to Andrea Jordan Ligon, an unmarried woman, and Nancy H. Ligon, an unmarried woman by deed from FMBC Investments, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20110804-0060037, Register's Office for said County, dated 08/03/2011, recorded 08/04/2011.

Being the same property conveyed to Andrea Jordan Ligon by Quitclaim Deed from Nancy H. Ligon. dated 03/23/2012 and filed for record on 03/29/2012, in Instrument No. 20120329-0026579, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1078-A 2nd Avenue South, Nashville, TN 37210.

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 and assigns forever; and we so covenant with 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 30th day of April, 2012.

andreajordanligon
Andrea Jordan Ligon

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State,
Andrea Jordan Ligon
with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 30th day of April, 2012.

Kimbra Spann
Notary Public
My Commission Expires: 3/4/15

KIMBRA SPANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

(Notary Seal)