This Instrument Prepared By:
Thomas I. Bottorff, Attorney
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Evan T. Walker
4806 Dakota Avenue
Nashville, Tennessee 37209

SEND TAX BILL TO:
~~Mortgagee~~ New owner

MORTGAGEE:
_____
_____
_____,

BILL GARRETT, Davidson County
Trans:T20120036951 DEEDWARR
Recvd: 05/21/12 08:31 3 pgs
Fees:18.00 Taxes:806.60
20120521-0043499

MAP 91-15
GROUP
PARCEL 312.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Joshua William Drake, married,** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Evan T. Walker, unmarried** hereinafter called the GRANTEE, his 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. 707 of Block 52 on the Plan of Charlotte Park Company's First Addition, of record in Book 57, page 103, Register's Office, Davidson County, Tennessee, to which plan reference is hereby made for a more description.

Being the same property conveyed to Joshua William Drake, married by deed dated 09/23/2008 from Jonathon P. Conley and wife, Beverly Hodgon Conley of record in Instrument no. 20080929-0098795, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2012 and subsequent years.

This is **improved** property known as **4806 Dakota Avenue, Nashville, Tennessee 37209.**

*Emily Drake, spouse of Joshua William Drake, hereby joins in this conveyance, transferring all her right, title, and interest in said property, marital or otherwise.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns , forever, and, GRANTOR does covenants with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, GRANTOR, does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and his 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 our hands this the **18th** day of **May, 2012.**

Joshua William Drake

Joshua William Drake

Emily Drake

Emily Drake

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Joshua William Drake and Emily Drake**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 18th day of May, 2012.

Robert M. Leffi
NOTARY PUBLIC

ROBERT M. LEFFI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 5-3-16

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $218,000.00.

AFFIANT

Subscribed and sworn to before me on this 18th day of May, 2012.

NOTARY PUBLIC

My Commission Expires:

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires September 9, 2014