Box 13
#17040

This document prepared by (and after recording return to):	
Name:	**William Davis, Attorney, P.C.**
Address:	**219 Ward Circle, Ste 5**
City, State, Zip:	**Brentwood, TN, 37027**
Phone:	**615-369-0039**

BILL GARRETT, Davidson County
Trans:T20120045605 DEEDWARR
Recvd: 06/20/12 13:37 3 pgs
Fees:18.00 Taxes:307.10
20120620-0054129

--------Above This Line Reserved For Official Use Only----------

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, I, **Victoria C. Walker,** hereinafter referred to as "Grantor", have this day bargained and sold, and by these present do hereby transfer and convey unto **Margot Navarro Labanino, married,** hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the County of Davidson, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 92 on the Plan of Kenilworth Estates, Section Two, as of record in Plat Book 2900, page 126, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Victoria C. Walker and Kathleen Patterson, as joint tenants with the right of survivorship by Deed from Victoria C. Walker, unmarried, dated 11/03/1989 and filed for record on 11/09/1989 in Book 7980, Page 485, Register's Office for Davidson County, Tennessee.

The said Kathleen Patterson died 11/12/2008, leaving Victoria C. Walker her sole heir at law and surviving tenant in common as evidenced by Affidavit of Heirship filed for record in Instrument 200902030009271, Register's Office for said County.

Map & Parcel: 13413002700

This property is known as: **283 Penfield Dr., Nashville, TN 37211**

THIS CONVEYANCE IS SUBJECT to all encumbrances, easements, rights-of-way, restrictive covenants and other matters of public record as may affect the property, all matters of survey, taxes and assessments, and mineral reservations of record, if any but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantors' heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEE that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the lands against all claims whatsoever.

WITNESS Grantor's hand this the 12th day of June, 2012.

Victoria C. Walker, Grantor

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Sevier

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Victoria C. Walker, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 12 day of June, 2012.

Brenda R. Morgan
NOTARY PUBLIC

My Commission Expires: Sep 25 - 2013

BRENDA R. MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
SEVIER COUNTY

Grantee(s) Name, Address:	Send Tax Statement To:
Margot Navarro Labanino	SunTrust Mortgage
283 Penfield Dr.	1001 Semmes Ave. RVW5023
Nashville, TN 37211	Richmond VA 23224

State of TENNESSEE
County of Davidson

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is **$83,000.00** which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 13th day of June, 2012.

Affiant

Mindy Kelchner
Type or Print Name

(Seal)

Notary Public

My commission expires:

LaTrece McAdoo
Type or Print Name

LaTrece McAdoo
State of Tennessee
Notary Public
My Comm. Exp. 3/5/2014
Davidson County