This instrument prepared by:
Brian Lavoy Payne, Attorney at Law, PLLC
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STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $217,500.00.

Affiant

Subscribed and sworn to before me, this 31st day of July, 2012.

Brian Lavoy Payne, Notary Public
My commission expires: 11/23/14

BRIAN LAVOY PAYNE NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

Address of New Owner:	Send Tax Bills to:	Tax Information
John Jeffrey Walker 316 Wauford Drive Nashville, TN 37211	New Owner	14705006400

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, **Samuel Dunbar,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to, **John Jeffrey Walker and wife, Cheryl Lynne Walker**, hereinafter called the Grantee, his 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. 138 on the Plan of Section One, (Revised) Caldwell Hall, of record in Book 2900, Pages 57, 58, and 59, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Samuel Dunbar by Warranty Deed from Adam D. Vass Gal, unmarried, dated March 30, 2007, of record in Instrument No. 20070402-0038738, Davidson County Register of Deeds.

This property is improved property known as 316 Wauford Drive, Nashville, Tennessee 37211.

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, her heirs, successors and assigns, forever. Grantor covenants with Grantees that Grantor is lawfully seised 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. Grantor does further covenant and bind himself, his 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.

BILL GARRETT, Davidson County
Trans:T20120056711 DEEDWARR
Recvd: 08/01/12 14:15 2 pgs
Fees:13.00 Taxes:804.75
20120801-0068038

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 31st day of July, 2012.

Samuel Dunbar

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Samuel Dunbar, 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 in Nashville, Tennessee, this 31st day of July, 2012.

Brian Lavoy Payne, Notary Public



My Commission expires: 11/23/14