X

This instrument prepared by: John F. Morreale, Attorney
449 Taft Avenue
Glen Ellyn, Illinois 60137

WARRANTY DEED

THIS INDENTURE, made this day of , A.D., 20 , by and between

Trey Tristen Abston and wife, Misty Klein Abston f/k/a Misty Nicole Klein

First Parties, and

David T. Walker

Second Parties,

WITNESSETH: That said First Parties, for and in consideration of the sum of ---------One and NO/100----------Dollars ($1.00), and other good and valuable consideration to us in hand paid by Second Parties, the receipt of which is hereby acknowledged, have granted, bargained, sold and conveyed, and do hereby grant, bargain, sell and convey unto the said Second Parties the following described premises, to-wit:

A CERTAIN TRACT OR PARCEL OF LAND LOCATED IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:
BEING LOT NO. 518 ON THE PLAN OF CRIEVE HALL, SECTION VI, AS OF RECORD IN PLAT BOOK 2331, PAGE 1 AND 2, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO TREY TRISTEN ABSTON AND WIFE, MISTY NICOLE KLEIN BY DEED FROM KRISTEN K. SHEA AND HUSBAND, CLAIBORNE GAYDEN DATED 10/15/2009 FILED OF RECORD 11/3/2009 IN INSTRUMENT NO. 20091103-0101656, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

OWNER: David T. Walker 4915 Salem Drive, Nashville, TN. 37211

RESPONSIBLE TAXPAYER: SunTrust Mortgage, Inc. 901 Semmes Ave. Richmond, VA 23235

CLT # 14705016100

BILL GARRETT, Davidson County
Trans:T20120064287 DEEDWARR
Recvd: 08/28/12 10:52 2 pgs
Fees:13.00 Taxes:777.00
20120828-0077438

MR-PA-236562

with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. **TO HAVE AND TO HOLD THE** said premises to the said Second Parties, their heirs and assigns forever.

And said First Parties, for themselves and for their heirs, executors and administrators do hereby covenant with said Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and have full power, authority and right to convey the same, and that said premises are free from all encumbrances except

and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the said First Parties hereunder set their hands and seals the day and year first above written.

x _____
Trey Tristen Abston

x _____
Misty Klein Abston f/k/a Misty Nicole Klein

✓STATE OF Washington
COUNTY OF King

Personally appeared before me, Trey Tristen Abston and wife, Misty Klein Abston f/k/a Misty Nicole Klein , with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 25TH day of JUNE, 20 12.

✓ _____ Notary Public

My Commission Expires: 11-14-2015

SHARI L YOUNGBLOOD Commission Expires NOTARY PUBLIC 11-14-2015 STATE OF WASHINGTON

I hereby swear or affirm that, the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 210,000.00. Affiant _____.

Subscribed and sworn to before me this 24th day of August, 2012.

My Commission Expires: 3/14/16

WHITNEY LEHMAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

MR-PA-236562