AFTER RECORDING PLEASE RETURN TO: Lawyer's Escrow Service Inc. 2021 Richard Jones Rd., Suite 220 Nashville, TN 37215	STATE OF Tennessee COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $190,000.00 Affiant Subscribed and sworn to before me, this 24th DAY OF August, 2012. Notary Public MY COMMISSION EXPIRES: 7-6-15 (AFFIX SEAL)
WARRANTY DEED HANNON PHILBIN STATE TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires JULY 6, 2015 VRE12-2307	
THIS INSTRUMENT WAS PREPARED BY Homeland Title, LLC 1896 General George Patton Drive Franklin, TN 37067	

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Christopher J. Walden	Guaranty Trust Co (NAME)	
2307 Lindell Avenue	316 Robert Rose Dr.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204	Murfreesboro, TN 37129	105-14-236.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we KARIN F.H. KATTERFELD, AN UNMARRIED WOMAN, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto CHRISTOPHER J. WALDEN, AN UNMARRIED MAN, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being the northerly 45 feet of Lot No. 11 of Block 28 on the Plan of Yarbrough's Subdivision of Blocks 24-26, 29, 30 and part of 22, Woodland Plan of record in Book 161, Pages 87 and 104, Register's Office for Davidson County, Tennessee, described as follows:

Said part of said Lot No. 11 fronts 45 feet on the westerly side of Wilson Avenue, now Lindell Avenue, and runs back between parallel lines 167.5 feet to an alley.

Being the same property conveyed to Karin F.H. Katterfeld, an unmarried woman by Deed from Margaret M. Hayes and Jeremy M. Hayes, wife and husband of record in Instrument No. 20080103-0000567, Register's Office for Davidson County, Tennessee, dated December 28, 2007.

This conveyance is subject to A) 2012 property taxes, which have been prorated and assumed by the Grantee(s) herein; B) Instruments of record in Book 161, pages 87 and 104, Register's Office for Davidson County, Tennessee.

unimproved ( )

This is improved (X) property, known as 2307 Lindell Avenue, Nashville, Tennessee 37204

(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their 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 my/our hand(s) this 24th day of August, 2012.

Karin F.H. Katterfeld

BILL GARRETT, Davidson County
Trans: T20120064317 DEEDWARR
Recvd: 08/28/12 11:13 2 pgs
Fees: 13.00 Taxes: 703.00

20120828-0077472

STATE OF Tennessee
COUNTY OF Davidson

On this the 24th day of August, 2012, before me personally appeared Karin F.H. Katterfeld, an unmarried woman to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 24th day of August, 2012.

Notary Public

My Commission Expires: 10.11.15

(SEAL)

LAURA D. PERRY NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

RETURN TO:
Homeland Title, LLC
1896 General George Patton I
Franklin, TN 37067
Phone: (615)599-9959