THIS INSTRUMENT WAS PREPARED BY Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 410 Nashville, TN 37203 **RETURN TO / ~~PREPARED BY~~:** **First Title and Escrow Company, Inc.** **2000 Richard Jones Rd., Ste. 110** **Nashville, TN 37215** **FTEC File # 30845** **(Davidson County File Box 9-B)**	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 645,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF October, 2012. Notary Public MY COMMISSION EXPIRES: My Commission Expires FEB. 19, 2013 (AFFIX SEAL) BETH M. BROCK STATE TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jon Walter	NEW OWNER	MAP 116-08-0G
178 Charleston Park		PARCEL 178.00CO
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Richard Hallworth and wife, Charlotte M. Hallworth**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jon Walter and wife, Tammy Walter**

HEREINAFTER CALLED THE GRANTEES, THEIR 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. 178 on the Plan of Revised Sugartree, Phase 3, of record in Plat Book 5050 pages 67-71, as amended in Book 5121 page 89, Book 5162 page 632, Book 5169 page 426, Book 5186 page 958, Book 5191 page 412, Book 5222 page 468 and Book 5238 page 93, in the Registers Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 178 fronts 60.00 feet on the Easterly margin of Charleston Park, an access and public utility easement and extends back 94.11 feet on the Northerly line and 97.30 feet on the Southerly line to an access and public utility easement in the rear, measuring 60.09 feet thereon.

Being the same property conveyed to Richard Hallworth and spouse Charlotte M. Hallworth by deed from Vonceil J. Greene, unmarried, of record in Instrument No. 20060719-0087068, Registers Office for Davidson County, Tennessee dated May 22, 2006.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is (X) IMPROVED property known as **178 Charleston Park, Nashville, TN 37205.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 our hand(s) this the 12th day of October, 2012.

BILL GARRETT, Davidson County
Trans:T20120078487 DEEDWARR
Recvd: 10/16/12 10:20 2 pgs
Fees:13.00 Taxes:2386.50
20121016-0094687

Richard Hallworth

Charlotte M. Hallworth by Richard Hallworth, Attorney-in-Fact

Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Richard Hallworth** the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor__, and who acknowledged that he executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 12th day of October, 2012.

My Commission expires 1-9-16

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN.

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Richard Hallworth** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of **Charlotte M. Hallworth**, as her Attorney in Fact, as the free act and deed of the within named **Charlotte M. Hallworth**.

Witness my hand and official seal this the 12th day of October, 2012.

My Commission expires 1-9-16

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN.

Notary Public