WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $287,900.00.

Affiant

Subscribed and sworn to before me this 19th day of December, 2012.

Notary Public
My Commission expires: 4/16/13
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Andrea J. Case	Peoples Home Equity	061110137.00
1007 Virginia Avenue	215 Ward Circle Suite 101	
Nashville, Tn 37216	Brentwood, TN 37027	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Charles E. Walker, unmarried**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Andrea J. Case an unmarried woman**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 35 on the Plan of George Burrus Subdivision of Lot No. 81, Maplewood Home Tract, of record in Book 421, Page 178, Register's Office for Davidson County, Tennessee.

Said Lot No. 35 fronts 100.0 feet on the northeasterly side of Virginia Street and extends back 235.0 feet between parallel lines to a dead line in the rear measuring 100.0 feet thereon.

Being the same property conveyed to Charles E. Walker from The Bank of New York Mellon Trust Company, National Association fka The Bank of New York Trust Company, N.A. as successor to JP Morgan Chase Bank, N.A., as Trustee for RASC 2003KS7 by Special Warranty Deed on October 3, 2011, of record in Instrument Number 20111019-0081488, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2013 and subsequent years a lien, but not yet due and payable for Map & Parcel 06111013700.
- Subject to all matters as shown on the Plan of record in Plat Book 421, Page 178, Register's Office for Davidson County, Tennessee.

This is improved property known as: **1007 Virginia Avenue, Nashville, TN 37216**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 hands this December 19, 2012.

BILL GARRETT, Davidson County
Trans:T20120098515 DEEDWARR
Recvd: 12/26/12 13:53 2 pgs
Fees:13.00 Taxes:1065.23



20121226-0118755

Charles Walker

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Charles E. Walker** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this December 19, 2012

My commission expires 8/19/15

Notary Public

ANDREW H. MALONEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY