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BILL GARRETT, Davidson County
Trans:T20120099230 DEEDWARR
Recvd: 12/28/12 08:08 2 pgs
Fees:13.00 Taxes:758.50

20121228-0119665

PREPARED BY:
Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

WARRANTY DEED

THIS INDENTURE is made and entered into this 5th day of December, 2012 by and between Barbara J. Walden, Trustee of the Walden Living Trust dated April 25, 2002, hereinafter referred to as GRANTOR, and Doug Bray and Virginia Bray, husband and wife, hereinafter referred to as GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES the following described property lying in City of Nashville, County of Davidson, State of Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 236, on the plan of Phase Four, Lennox Village, of record as Instrument No. 20040806-0094784, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description.

Being the same property conveyed to Barbara J. Walden, Trustee of the Walden Living Trust dated April 25, 2002, by Warranty Deed, from Regent Homes, LLC, a Tennessee Limited Liability Company, dated September 19, 2005 and recorded September 20, 2005, of record in Instrument 20050920-0113206, Register's Office for Davidson County, Tennessee.

This is [X]improved [ ]unimproved property known as: 7896 Heaton Way, Nashville, TN 37211

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

Walden Living Trust dated April 25, 2002

By: Barbara J Walden
Barbara J. Walden, Trustee

INDIVIDUAL(s)
STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, a Notary Public of said county and state, Barbara J. Walden, Trustee of the Walden Living Trust dated April 25, 2002 to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that such person(s) executed the same as such person's free act and deed.

Witness my hand and seal, at office in Nashville, TN this the 5th day of December, 2012.

Rebecca A. Fragasse
Notary Public
My Commission Expires: 3-8-16

REBECCA ANN FRAGASSE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Name and Address of Property Owner:
Doug Bray and Virginia Bray
7896 Heaton Way, Nashville, TN 37211

Send Tax Statements to:

Synovus Mortgage Corp.
2204 Lakeshore Drive, Suite 325
Birmingham, AL 35209

Map & Parcel 173-09-0A-334.00 CO

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Davidson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is $**205,000.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this 21st day of December, 2012.

Notary Public

My Commission Expires:

THERESA L. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
Commission Expires OCT 6, 2014

RETURN TO:

Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067
12-1-367