12/22/2012 JRR/aw

This instrument prepared by:

BILL GARRETT, Davidson County
Trans:T20130002027 DEEDWARR
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20130108-0002435

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611 Commerce Street
P. O. Box 190481
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Tel: (615) 256-2694
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NOTE TO REGISTER: Upon recording, please return the recorded instrument to: JOHN R. REYNOLDS, Attorney at Law, Suite 2702, The Office Tower, 611 Commerce Street, P. O. Box 190481, Nashville TN 37219-0481.

Address New Owner(s) as follows: **R. BARRY GEARON, 5036 Franklin Road, Nashville TN 37220, and CHERYL J. WALKER, 9206 Cherokee Lane, Brentwood TN 37027**

Name and Address of the person or entity responsible for payment of real property taxes: **SAME**

Map/Parcel No./Dist. **161 14 0B 010.00**

LIMITED WARRANTY DEED

For and in consideration of the sum of **FIFTEEN THOUSAND ($15,000.00) DOLLARS**, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged, I, **KERYL J. WILLIAMS**, hereinafter referred to as Grantor, have bargained and sold, and by these presents do hereby transfer and convey my one-fourth (1/4) undivided interest in and to a certain tract or parcel of land in **Davidson** County, State of Tennessee, as follows: **one-half (1/2)** to **R. BARRY GEARON**, his heirs and assigns, and **one-half (1/2)** to **CHERYL J. WALKER**, her heirs and assigns, said tract or parcel of land being more particularly described on **EXHIBIT A** attached hereto and made a part hereof.

This is (X) **improved** property located at and known as **110 Highland Villa Drive, Nashville, Davidson County, Tennessee 37211**.

TO HAVE AND TO HOLD said interest in said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, **R. BARRY GEARON and CHERYL J. WALKER**, their heirs and assigns, forever; and Grantor covenants with the said Grantees that she is lawfully seized and possessed of said tract or parcel of land in fee simple, has a

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good right to convey it, and the same is unencumbered, except as stated herein. Grantor further covenants and binds herself/her heirs and representatives, to warrant and forever defend the title to said land to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever, **but this Warranty Deed is limited to the time in which said real estate was lawfully seized and possessed by Grantor herein and does not extend to any previous time thereto.**

Grantor represents the within described Real Property is not her principal residence or homestead that being elsewhere.

Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this 21st day of December 2012.

✓ Keryl J Williams
KERYL J. WILLIAMS

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **KERYL J. WILLIAMS** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 21 day of December 2012.

✓ [signature] Notary Public

My commission expires July 18 2016

JAMES HOLDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN
My Commission Expires July 18, 2016

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer, is $**15,000.00**.

✓ R Barry Gearon Affiant

Subscribed and sworn to before me this 21 day of December 2012.

[signature] Notary Public

My commission expires ✓ 3-21-2016

JAN CARTER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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EXHIBIT A

Map/Parcel No./Dist. **161 14 0B 010.00**
110 Highland Villa Drive, Nashville,
Davidson County, Tennessee 37211

Land in **Davidson** County, Tennessee, and being more particularly described as follows:

A certain condominium apartment in Davidson County, Tennessee, being **Unit No. 110** on the Plan of condominium site of Highland Villa Condominium, its Horizontal Property Regime having been established by the Master Deed of record in Book **7278**, page **312**, amended in Book **7347**, page **717**, Book **7352**, page **630**, Book **7467**, page **859**, Book **7470**, page **153**, and Book **7600**, page **361**, all Register's Office for Davidson County, Tennessee, to which Plan and recordings thereof are incorporated herein and made a part hereto by reference.

Being the same property conveyed to Joy Barrett, an unmarried woman, by deed from Chandler J. Wall and wife, Melaney Hall, as shown of record as Instrument No. **20030925-0142144**, Register's Office for Davidson County, Tennessee.

The said Joy Barrett died 21 July 2010, leaving the following heirs-at-law, to-wit: Robert Barry Gearon being one and the same person as R. Barry Gearon (Grantee), Cheryl Joan (Gearon) Walker being one and the same person as Cheryl J. Walker (Grantee), Keryl Joy (Gearon) Williams being one and the same person as Keryl J. Williams (Grantor), and Misty Daryl Gearon Flannery,

Reference is made hereby to the Estate of Joy Barrett, deceased, which is being administered under the supervision of the Seventh Circuit Court, Davidson County, Tennessee, Case No. **12P-1560**.

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