WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/09/13 12:18 2 pgs
Fees:13.00 Taxes:240.13
20130109-0002881

JENNIFER R. PIERCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$64,900.00.**

Affiant

Subscribed and sworn to before me this 7th day of January, 2013.

Notary Public
My Commission expires: 1-6-14
(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:
Charles E. Walker	Pinnacle National Bank	119-10-0-A-104.00
86 Thompson Lane	150 3rd Avenue South, Suite 900	
Nashville, TN 37211	Nashville, TN 37201	

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, **Cynthia Gale Johnson**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Charles E. Walker**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit No. 104. Plan of Prescott Place Condominiums, as shown on plat of record in Book 6200, page 257, amended in Book 6250, page 537, as established under Master Deed of record in Book 6615, page 743, amended in Book 6639, page 416 and further amended in Book 6779, page 691, in the Register's Office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Cynthia Gale Johnson, from Federal National Mortgage Association, by deed on November 14, 2011, of record in Instrument Number 20111202-0094119, 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.
- Subject to all matters as shown on the Plan of record in Book 6200, page 257, as amended in Book 6250, page 537, Register's Office Davidson County, Tennessee.
- Master Deed and By-Laws of record in Book 6615, page 743, as amended in Book 6639, page 416, and further amended in Book 6779, page 691, page , Register's Office for Davidson County, Tennessee.
- Easement for Sanitary Sewer of record in Book 4366, page 123, and Book 4060, page 93, Register's Office for Davidson County, Tennessee.
- This property was never used as the Grantor's/spouse's principal residence.

This is improved property known as: **104 Prescott Place, Nashville, TN 37211**

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 January 7, 2013.

Cynthia Gale Johnson By Jon Johnson POA, Atty in fact

Cynthia Gale Johnson by Jon Johnson as Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee, appeared JON JOHNSON, with whom I am personally acquainted (or proved to on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the Attorney-in-fact for CYNTHIA GALE JOHNSON_, the within named bargainor(s), and that he/she as such Attorney-in-fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name CYNTHIA GALE JOHNSON, the bargainor(s), by the said JON JOHNSON, as Attorney-in-Fact. ~ POA Recorded Simultaneously herewith

WITNESS my hand and seal, this 7TH day of JANUARY, 2013.

NOTARY PUBLIC My Commission Expires: 1-6-14

JENNIFER R. PIERCE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Hal Wilson, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature My commission expires: 7/6/15

HAL E. WILSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY