WARRANTY DEED	State of Tennessee County of Davidson
BILL GARRETT, Davidson County Trans:T20130015268 DEEDWARR Recvd: 02/25/13 08:37 2 pgs Fees:13.00 Taxes:296.00 20130225-0018267	The actual consideration or value, whichever is greater, for this transfer is **$80,000.00**. Kathy Goodson Affiant Subscribed and sworn to before me, this the 22nd day of February, 2013. Notary Public My commission expires: 9-19-16 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
D. Robin Walker **Tammie P. Walker**	**NEW OWNERS**	**Map 119-14-0, Parcel 007.00**
261 Collier Avenue		
Nashville, TN 37211		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

LINDA BERNHARDT, as Executrix of the Last Will and Testament of Margaret W. Hart, deceased, and LINDA BERNHARDT and JANICE APPLETON aka JANICE HART, as Devisees under the Last Will and Testament of Margaret W. Hart, deceased.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

D. Robin Walker and Tammie P. Walker, husband and wife

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. 28 of Block "E" on the Map of Woodbine Courts, Part 2, not of record.

Said Lot No. 28 fronts 75 feet on the south side of Collier Avenue and runs back between parallel lines 155.2 feet to a dead line in the rear.

BEING the same property conveyed to Jesse O. Hart and wife, Margaret W. Hart, by Deed from A. J. Johnson and wife, Fannie Johnson, dated September 19, 1950,of record in Book 1882, page 530, Register's Office for Davidson County, Tennessee. The said Jesse O. Hart died October 26, 2004 and title vested in Margaret W. Hart as surviving tenant by the entirety. The said Margaret W. Hart died December 22, 2012, leaving a Last Will and Testament dated September 15, 1994, which was admitted to Probate in the Probate Court of Davidson County, Tennessee, under Docket No. 13P-67 (the "Will"). Pursuant to the provision of the said Will, the property is vested to Linda Bernhardt and Janice Appleton aka Janice Hart.

NOTWITHSTANDING the above, Linda Bernhardt, in her capacity as Executrix of the Last Will and Testament of Margaret W. Hart has join in the execution of this Deed to express the consent of the Estate to the sale of the above described property and to convey any interest in the property which night be vested in her as Executrix or otherwise held by the Estate to the within named Grantees.

Notwithstanding the above, Linda Bernhardt and Janice Appleton aka Janice Hart, shall have no individual liability or responsibility for the above recited warranty of title and have executed this Deed exclusively in their representative capacity.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

This is improved (_X__) Unimproved (____) property, known a:s **261 Collier Avenue, Nashville, TN 37211**

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 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 my/our hand(s) this **22nd** day of **February, 2013.**

Linda Bernhardt, Executrix

Linda Bernhardt, Executrix under the Last Will and Testament Of Margaret W. Hart

Linda Bernhardt

Linda Bernhardt, Devisee

Janice Appleton aka Janice Hart Devisee

Janice Appleton aka Janice Hart, Devisee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Linda Bernhardt, as Executrix,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **22nd** day of **February, 2013.**

Notary Public

My Commission Expires: 2/24/13

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Linda Bernhardt and Janice Appleton aka Janice Hart, Devisees,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **22nd** day of **February, 2013.**

Notary Public

My Commission Expires: 2/24/13

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.