WARRANTY DEED	THIS INSTRUMENT PREPARED BY:
Davidson County DEEDWARR Recvd: 02/28/13 15:14 3 pgs Fees:18.00 Taxes:799.20 **20130228-0020274**	WALKER LAW OFFICES 86 THOMPSON LANE, SUITE 102 NASHVILLE, TENNESSEE 37211 PHONE: (615) 463-3760

SS.
STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS **$216,000**.

AFFIANT

SWORN TO AND SUBSCRIBED BEFORE ME THIS 26 DAY OF FEB, 2013.

NOTARY PUBLIC
MY COMM. EXP. 9/8/13

JON PAUL JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

ADDRESS OF NEW OWNERS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Charles Walker **86 Thompson Lane** **Nashville, Tennessee 37211**	**Same**	**119-2 110**

WARRANTY DEED

FOR AND IN CONSIDERATION OF ten dollars ($10) and other good and valuable consideration, the receipt and legal sufficiency of all of which are hereby acknowledged, M. Lucille Bush (*herein called "Grantor")*, has this day bargained and sold, transferred and conveyed and by these presents does bargain, sell, transfer and convey unto Charles Walker (*hereinafter called "Grantee")*, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING: Lots Nos. 1 and 2 on the Plan of Hidden Acres Subdivision as of record in Book 1130, Page 89, Register's Office for said County and described as follows:

BEGINNING at a point at a concrete monument in the north margin of Thompson Lane, the beginning of a curve into Hartford Drive; thence around said curve northerly 31.4 feet to the east margin of Hartford Drive at a concrete monument, continuing with the margin of the same northerly 70 feet to another concrete monument and continuing northerly with said Drive passing the corner of Lots Nos. 1 and 2 at 82.9 feet, in all 176.9 feet to another concrete monument, and continuing with the margin of Hartford Drive northerly 18 feet to the corner of Lots Nos. 2 and 3; thence with the line between said lots, easterly 160.5 feet to a point; thence southerly 240.8 feet to an iron pin in the north margin of Thompson Lane; thence with the margin of the same westerly 178.8 feet to the beginning.

Source of Grantor's interest is a Deed recorded in Book 11723 Page 510, Register's Office of Davidson County, Tennessee, conveying property to M. Lucille Bush by Lucille M. Pierce.

The above-described property is improved property known as **2826 Hartford Drive, Nashville, Tennessee, 37211.**

THIS CONVEYANCE IS SUBJECT TO: (1) Current year's taxes which have been prorated and assumed by the Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

TO HAVE AND TO HOLD, the aforesaid real estate, together with all appurtenances and hereditaments thereunto appertaining unto Grantees, their successors and assigns in fee simple forever.

Grantor covenants that Grantor is lawfully seized and possessed of said real estate, has full power and lawful authority to sell and convey the same; that the title thereto is free, clear and unencumbered except as aforesaid; and, Grantor will forever warrant and defend the same against the lawful claims of all persons whomsoever.

The words "Grantor" and "Grantee" shall include their respective successors and assigns where the context requires or permits.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 5th day of Feb, 2013.

GRANTOR:
M. LUCILLE BUSH

M. Lucille Bush

SS.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

BEFORE ME, the undersigned Notary Public of the State and County aforementioned, personally appeared M. LUCILLE BUSH, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be the within named bargainor, and that he executed the foregoing instrument for the purpose therein contained.
WITNESS my hand and seal, this 25 day of FEB, 2013.

Notary Public
My Comm. Exp.: 9/8/13

JON PAUL JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Charles Walker, 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 Tennessee

County of Davidson

Personally appeared before me, Jamal Himbir, a notary public for this county and state, Charles Walker who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: Jan 9, 2016

Notary's Seal (If on paper)

JAMAL HIMBIR
NOTARY PUBLIC
STATE OF TENNESSEE
COUNTY OF DAVIDSON