WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130040130 DEEDWARR
Recvd: 05/14/13 12:19 2 pgs
Fees:13.00 Taxes:764.05
20130514-0048541

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$206,500.00.**

Affiant

Subscribed and sworn to before me this 9th day of May, 2013.

Notary Public
My Commission expires: 11-3-15
(Affix Seal)

PATRICE J. GALAWAY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

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
Michael ~~Shaffer~~ Walker	F & M Bank	83-10-100
408 Lakehurst Drive	10 Cadillac Drive, Ste 100	
Nashville, TN 37206	Brentwood TN 37027	

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, **Homemakers, a Tennessee general partnership comprised of Kelli Reeves d/b/a Emerald Properties and Office at Home Enterprises, Inc.,** hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Michael Walker and Kristen Walker, husband and wife,** their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 106 and the northerly 10 feet of Lot No. 105 and the southerly 20 feet of Lot No. 107, on the Map of McEwen Place, as shown on plat of record in Plat Book 332, Page 133, in the Register's Office of Davidson County, Tennessee, and a portion of an abandoned alley, Bill No. 1147 of the Metropolitan Clerk's Office, Davidson County, Tennessee.

Said Lot and parts of said lots adjoin and front together 60 feet on the west side of Lakehurst Drive, formerly North Eighteenth Street and runs back between parallel lines 135.5 feet to an abandoned alley by Bill No. 1147.

Being the same property conveyed to Homemakers Partnership from David Weidenhoffer, unmarried by Warranty Deed on February 25, 2012, of record in Instrument Number 20120301-0018149, Register's office for Davidson County, Tennessee.

Office at Home Enterprises, Inc. was dissolved and all property of the corporation was vested in the sole shareholder, Denise Gore.

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, plus any penalties and interest which may accrue.
- Subject to all matters as shown on the Plan of record in Plat Book 332, Page 133, Register's Office for Davidson County, Tennessee.
- Subject to rights of third parties to portion of property known as Abandon Alley according to Prior Deed in Book 9595, Page 217, Register's Office for Davidson County, Tennessee.
- Easement of record in Book 5642, Page 298, Register's Office for Davidson County, Tennessee.

This is improved property known as: **408 Lakehurst Drive, Nashville, TN 37206`**

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 May 9, 2013.

Emerald Properties Homemakers, a Tennessee general partnership

BY: _____
Kelli Reeves, as General Partner

Denise Gore

BY: _____ atty-in-fact
Kelli Reeves, Attorney-in-fact
as General Partner

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Kelli Reeves** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this May 9, 2013

My commission expires 8/19/14

Notary Public

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee, appeared **Kelli Reeves,** 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 **Denise Gore,** 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 **Denise Gore,** the bargainor(s), by the said **Kelli Reeves,** as Attorney-in-Fact.

WITNESS my hand and seal, this 9th day of May, 2013.

NOTARY PUBLIC

My Commission Expires: 8/19/14

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY