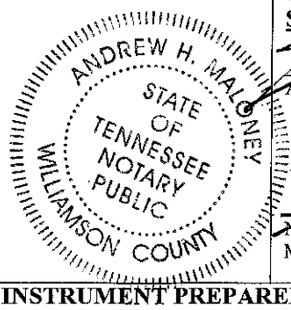
WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/20/13 08:39 2 pgs
Fees:13.00 Taxes:369.63
20130520-0050316



STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, ~~$99,900.00~~:

Affiant

Subscribed and sworn to before me this 15th day of May, 2013

Notary Public
My Commission expires: 8/19/14
(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	New Owner	09204024400
86 Thompson Lane		
Nashville, TN 37211		

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, **Priority Title Insurance Company of Tennessee.**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Charles E. Walker, unmarried**, his 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 LOT NO. 12 ON THE PLAN OF JOHNSON BRANSFORD'S SUBDIVISION OF THREE PARTS OF LOT NO. 158 OF JUDGE JOHN MCNAIRY'S MANSION HOUSE TRACT, OF RECORD IN BOOK 161, PAGE 146, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. SAID LOT NO. 12 FRONTS 35 FEET ON THE EASTERLY SIDE OF MORRISON STREET AND RUNS BACK BETWEEN PARALLEL LINES, 188.6 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO PRIORITY TITLE INSURANCE COMPANY OF TENNESSEE FROM PABLO PEREZ BY WARRANTY DEED (DEED IN LIEU OF FORECLOSURE) ON APRIL 5, 2013, OF RECORD IN INSTRUMENT NUMBER 20130408-0034102, 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 Plat Book 161, Page 146, Register's Office for Davidson County, Tennessee.

This is improved property known as: **922 Morrison Street, Nashville, TN 37208**

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 15, 2013.

Priority Title Insurance Company of Tennessee

By Jon Johnson, Corporate Secretary

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared JON JOHNSON, 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 CORPORATE SECRETARY of PRIORITY TITLE INSURANCE COMPANY OF TENNESSEE, the within named bargainor, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the company as CORPORATE SECRETARY.

WITNESS my hand and seal at office the day and year above written.

NOTARY PUBLIC My Commission Expires: 8/19/14

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON 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

HALE E. WILSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY