File 24916-8

Box 14

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Ste 150
Brentwood, TN 37027

CRT File No. 13040007

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $263,000.00.

Affiant

Subscribed and sworn to before me, this 17th day of May, 2013.

Notary Public
My Commission Expires: 11-15-15

DIANA AUBIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.

BILL GARRETT, Davidson County
Trans:T20130042536 DEEDWARR
Recvd: 05/22/13 08:45 2 pgs
Fees:13.00 Taxes:973.10
20130522-0051440

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Matthew N Runner 4820 Briarwood Nashville TN 37211	Synovus Mortgage Corp. 2204 Lakeshore Drive, S/325 Birmingham, AL 35209	Tax Parcel ID No. 14604008400

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Robert O. Walker and Anna M. Walker, Husband and Wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Matthew N Runner , an unmarried man**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 566 on the Plan of Section 14, Caldwell Hall, of record in Book 3300, Page 77, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Robert O. Walker, and wife Anna M. Walker by Deed from Stephen S. Chandler and wife, Laura E. Chandler of record as Instrument No. 20060417-0043487, Register's Office for Davidson County, Tennessee, dated April 13, 2006, and recorded on April 17, 2006.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2013 a lien, not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 3300, Page 77, Register's Office for Davidson County, Tennessee.

Restrictions of record in Book 1788, Page 108; Book 3433, Page 100; amended in Book 3436, Page 335, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

This is improved property located at 4820 Briarwood Nashville TN 37211

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 17th day of May, 2013.

Robert O. Walker

Anna M. Walker

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Robert O. Walker and Anna M. Walker, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 17th day of May, 2013.

Notary Public
My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES MAY 18, 2014