WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/22/13 15:56 2 pgs
Fees:13.00 Taxes:120.25
20130522-0051997

JENNIFER R. PIERCE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$32,500.00.**

Affiant

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

Notary Public
My Commission expires: 1-6-14
(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:
Ernest Russell Buchi Jr.	New Owner	07102001200
1920 Adelicia Street #402		
Nashville, TN 37212	,	

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, **Scott K. Walker, unmarried**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Ernest Russell Buchi Jr.**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 51 on the Plan of E.C. Scruggs' First Avondale Addition, of record in Book 161, Page 13, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot No. 51 fronts 50 feet on the northerly side of Avondale Circle, formerly Greenwood Avenue, and extends back between parallel lines, 149 feet to an alley.

Being the same property conveyed to Scott K. Walker by Quitclaim Deed from Quicksilver Trading, LLC from Quicksilver Enterprises, LLC dated May 17, 2013 of record in Instrument Number 20130522-0051995 **, 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 13, Register's Office for Davidson County, Tennessee.

This is improved property known as: **1239 North Avondale Circle, Nashville, TN 37207**

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 17, 2013.

Scott K. Walker by Tammy Hill as Attorney in Fact

Scott K. Walker by Tammy Hill as Attorney in Fact

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee, appeared Tammy Hill with whom I am personally acquainted (or proved to on the basis of satisfactory evidence) and who upon her oath acknowledged herself to be the Attorney-in-fact for Scott K. Walker, the within named bargainor(s), and that she as such Attorney-in-fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name Scott K. Walker by the said Tammy Hill, as Attorney-in-Fact.

See recorded POA in Instrument Number 20130522-0051995, Register's Office for Davidson County, Tennessee.

WITNESS my hand and seal, this 17th day of May, 2013.

NOTARY PUBLIC My Commission Expires: 1-6-14

JENNIFER R. PIERCE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON 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

HAL E. WILSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY