BILL GARRETT, Davidson County
Trans:T20130043175 DEEDWARR
Recvd: 05/23/13 10:27 2 pgs
Fees:13.00 Taxes:605.69
20130523-0052160

Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $163,700.00

Affiant

Subscribed and sworn to before me, this 20th day of May, 2013.

Notary Public
My commission expires: 10/15/16

AMY TIDWELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

02-1304-48397

Address of New Owner:	Send Tax Bills to:	Tax Information
John David Walsh 543 Huntington Parkway Nashville TN 37211	New owner	161-11-0-049.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Benjamin Sousa, married, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to John David Walsh and wife, Tiffany Bordelon Walsh, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Lot No. 357, on the Plan of Section Three, Huntington Park, of record in Book 4460, Page 68, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Benjamin Sousa, an unmarried man by deed from David Mathis and, Shawn Mathis, husband and wife, dated July 31, 2008, recorded August 5, 2008, of record in Instrument No. 20080805-0080452, Register's Office for Davidson County, Tennessee.

Erin Sousa, spouse of Benjamin Sousa, is joining in the execution of this instrument in order to convey any marital interest she may have in the subject property.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 543 Huntington Parkway, Nashville, TN 37211

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

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 my hand this 21 day of April, 2013.

Benjamin Sousa

Erin Sousa

STATE OF
COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Benjamin Sousa, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged he executed the within instrument for the purposes therein contained.

Witness my hand at office, this 21 day of April, 2013.

Notary Public

SHARON HOCKENSMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

My Commission expires 5/16/2015

STATE OF
COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Erin Sousa, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand at office, this 21 day of April, 2013.

Notary Public

SHARON HOCKENSMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

My Commission expires 5/14/2015