2 GSRM Box 44

RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT-130500347

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $115,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 30th day of MAY, 2013

Notary Public

MY COMMISSION EXPIRES: 9-22-205

JONNA L. HALL ★ STATE OF TENNESSEE NOTARY PUBLIC ★ MONTGOMERY COUNTY

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
BENJAMIN J. WALKER **3600 HILLSBORO PIKE, APT. D2** **NASHVILLE, TN 37215**	UBS AG, Tampa Branch 3000 Bayport Dr., Ste. 100 Tampa, FL 33067	**117-11-OB-050.00 (CO)**

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

KAY MCLERRAN AND HER LIFE-PARTNER, CAROL ANN MCCALLISTER, AS JOINT TENANTS WITH A RIGHT OF SURVIVORSHIP

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

BENJAMIN J. WALKER, UNMARRIED

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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 Unit No. D-2 on the Plan of The Villager East Condominium Apartments Revised, as of record in Plat Book 5200, Page 235, corrected in Book 5679, Page 78, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

BEING the same property conveyed to Kay McLerran and her life-partner, Carol Ann McCallister, as joint tenants with a right of survivorship, by Quitclaim Deed from Laura Tek, Trustee, and in the same instrument conveyed to Laura Tek, Trustee by Kay McLerran, dated 3/6/05 and recorded 3/16/05 in Instrument Number 20050316-0029020; and the same property previously conveyed to Kay McLerran, an unmarried person, by Quitclaim Deed from Jane Cantrell, an unmarried person, dated 7/12/02 and recorded 8/12/02 in Instrument Number 20020812-0096836; and previously conveyed to Kay McLerran and Jane Cantrell by Warranty Deed from Donald R. Winters dated 2/16/98 and recorded 2/23/98 in Book 10804, Page 425, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

This is improved (X) property known as **3600 HILLSBORO PIKE, APT. D2, NASHVILLE, TN 37215**
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 and assigns forever, and we do covenant with the said GRANTEES that we are lawfully seized 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 our hands this 30th day of MAY , 2013.

Kay McLerran by Carol Ann McCallister Attorney in fact
KAY MCLERRAN BY CAROL ANN MCCALLISTER, ATTORNEY IN FACT

Carol Ann McCallister
CAROL ANN MCCALLISTER

BILL GARRETT, Davidson County
Trans:T20130045895 DEEDWARR
Recvd: 06/03/13 12:56 2 pgs
Fees:13.00 Taxes:428.83
20130603-0055620

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named CAROL ANN MCCALLISTER the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 30th day of MAY, 2013.

Commission Expires:_____

Notary Public

GAIL C. VICTORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES
September 9, 2014

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 30th day of May. 2013, before me personally appeared Carol Ann McCallister to me known to be the person who executed the foregoing instrument in behalf of Kay McLerran as her Attorney in Fact, and acknowledged that she executed the same as the free act and deed of the said Kay McLerran.

Witness my hand and official seal at Nashville, Tennessee, this the 30th day of May, 2013.

Commission Expires:_____

Notary Public

GAIL C. VICTORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES
September 9, 2014