Prepared by:

Steltemeier and Westbrook, PLLC
3326 Aspen Grove Drive, Suite 604
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BILL GARRETT, Davidson County
Trans:T20130046399 DEEDWARR
Recvd: 06/04/13 11:34 2 pgs
Fees:13.00 Taxes:577.20

20130604-0056286

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $156,000.00.

Affiant

Subscribed and sworn to before me this 24th day of May, 2013.

Notary Public
My Commission Expires: 3/4/15

KIMBRA SPANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

13-0139

Address of New Owner:	Send Tax Bills to:	Tax Information:
Susan M. Sims	NEW OWNER	128 07 0 B
7717-C Sawyer Brown Road		003.00 CO
Nashville, TN 37221		

WARRANTY DEED

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, I, **Kristie D. Walker, unmarried**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Susan M. Sims**, hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Lot No. 1, Unit C, together with the appurtenant interest in the common elements of Spring Valley Townhomes, a horizontal property regime established by Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20020620-0074691; as amended in Instrument No. 20021218-0156201 and further amended and modified in Instrument No. 20050415-0042354 and Instrument No. 20050607-0065030, Register's Office for Davidson County, Tennessee, and as shown on the plan of record in Book 9700, Page 880, Register's Office for said County, to which plan reference is hereby made for a more complete description. Said Unit being depicted on the Site Plan of record as Exhibit "A-1" to the said Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20020620-0074691; as amended in Instrument No. 20021218-0156201 and further amended and modified in Instrument No. 20050415-0042354 and Instrument No. 20050607-0065030, said Register's Office.

Being the same property conveyed to Kristie D. Walker, by deed from Steven Hulen and wife, Janice Hulen, dated July 15, 2005, recorded as Instrument No. 20050727-0087485, Register's Office for said County.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **7717-C Sawyer Brown Road, Nashville, TN 37221.**

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 my hand this 24th day of May, 2013.

Kristie D Walker by Ravi Sachan, Atty in Fact
Kristie D. Walker, by Ravi Sachan, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public, in and for said county and state, the within named **Ravi Sachan**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the attorney in fact for **Kristie D. Walker** and that he is authorized by her to execute this instrument on her behalf.

Witness my hand and seal at Franklin, Tennessee, this 24th day of May, 2013.

LARRY N. WESTBROOK NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

Larry N. Westbrook, Notary Public
State of Tennessee at Large
My Commission Expires: 04/01/17