BILL GARRETT, Davidson County
Trans:T20130052776 DEEDQC
Recvd: 06/21/13 13:38 3 pgs
Fees:17.00 Taxes:0.00
20130621-0063960

This instrument prepared by & send tax bills to:
James S. Walker and Shannon D. Walker
812 Lealand Court
Nashville, TN 37204

When Recorded Return To:
Indecomm Global Services
2925 Country Drive
St. Paul, MN 55117

7879797 12cc 13+

Quitclaim Deed

KNOW ALL MEN BY THESE PRESENTS, that **SHANNON D. DANNER, NOW KNOWN AS SHANNON D. WALKER, AND HUSBAND, JAMES WALKER, ALSO KNOWN AS JAMES S. WALKER, NOT AS TENANTS BY THE ENTIRETY, BUT AS TENANTS IN COMMON AS THEIR INTEREST MAY APPEAR**, of 812 Lealand Court, Nashville, TN 37204, hereinafter called GRANTOR for valuable consideration paid, does hereby remise and release, quitclaim and convey all of his/her/their right, title and interest unto, **JAMES S. WALKER AND SHANNON D. WALKER, HUSBAND AND WIFE AS TENANTS BY THE ENTIRETY,** of 812 Lealand Court, Nashville, TN 37204, hereinafter called GRANTEES, 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. 7 ON THE FINAL PLAT OF SECTION ONE LEALAND HALL, OF RECORD IN INSTRUMENT NO. 20080220-0016769, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION OF SAID LOT.

BEING THE SAME PROPERTY CONVEYED TO DREES PREMIER HOMES, INC., BY WARRANTY DEED FROM NASHVILLE PROPERTY MANGERS, LLP., A TENNESSEE LIMITED LIABILITY PARTNERSHIP, DATED JUNE 15, 2009, OF RECORD IN INSTRUMENT NO. 20090618-0057021, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID PROPERTY IS CONVEYED SUBJECT TO THE MATTERS DESCRIBED ON EXHIBIT B ATTACHED HERETO.

1. PROPERTY TAXES FOR THE YEAR 2010, A LIEN NOT YET DUE AND PAYABLE. THE 2009 PROPERTY TAXES HAVE BEEN PRORATED BETWEEN THE PARTIES AS OF THE DATE OF THIS INSTRUMENT, WITH THE GRANTEES PAYING THEIR

PRORATE SHARE THEREOF TO GRANTOR WHO WILL BE RESPONSIBLE FOR PAYMENT OF SAID TAXES.

2. SUBJECT TO ANY AND ALL ZONING REGULATIONS, BUILDING RESTRICTIONS, SETBACK LINES, IF ANY, AND EASEMENTS AND RIGHTS OF WAY FOR PUBLIC UTILITIES APPLICABLE TO THIS PROPERTY.

3. ALL MATTERS SHOWN ON THE PLAT OF SECTION ONE, LEALAND HALL, AS RECORDED IN INSTRUMENT NO. 20080220-0016769, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

4. DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED IN INSTRUMENT NO. 20070323-0035198, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

5. RESTRICTIONS, DEDICATIONS, CONDITIONS, RESERVATIONS, EASEMENTS AND OTHER MATTERS SHOWN ON THE PLAT OF ROLLING MEADOWS, AS RECORDED IN BOOK 1424, PAGES 98-99, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

6. STORM WATER DETENTION AGREEMENT OF RECORD IN INSTRUMENT NO. 20060627-0076705, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

7. WATER LINE EASEMENT OF RECORD IN BOOK 1141, PAGE 378, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

8. SUBJECT TO THE FLOW OF ANY CREEKS, STREAMS, OR BRANCHES ACROSS SUBJECT.

9. RIGHTS OF THE UPPER AND LOWER RIPARIAN OWNERS TO THE FREE AND UNOBSTRUCTED FLOW OF THE WATER OF ANY RIVERS, CREEKS, OR STREAMS WITH DIMINUTION OR POLLUTION AND THE CONSEQUENCE OF ANY PAST OR FUTURE CHANGE IN THE LOCATION OF ANY RIVERS, CREEKS OR STREAMS.

10. RIGHTS OF THE UPPER AND LOWER RIPARIAN OWNERS IN AND TO THE WATERS OF CROSSING OR ADJOINING THE PROPERTY, AND THE NATURAL FLOW THEREOF, FREE FROM DIMINUTION OR POLLUTION.

PARCEL ID #132010C007.00

THIS BEING THE SAME PROPERTY CONVEYED TO SHANNON D. DANNER AND HUSBAND, JAMES WALKER, NOT AS TENANTS BY THE ENTIRETY, BUT AS TENANTS IN COMMON AS THEIR INTEREST MAY APPEAR FROM DREES PREMIER HOMES, INC. IN A DEED DATED NOVEMBER 05, 2009, RECORDED NOVEMBER 05, 2009, AS INSTRUMENT NO. 20091105-0102609.

Property Commonly Known As: 812 Lealand Court, Nashville, TN 37204

(THE REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK)

IN TESTIMONY WHEREOF I/We have executed this instrument of the 5th day of June, 2013.

Shannon D. Danner Now Known as Shannon D. Walker
SHANNON D. DANNER, NOW KNOWN AS
SHANNON D. WALKER

James Walker also known as James S. Walker
JAMES WALKER, ALSO KNOWN AS
JAMES S. WALKER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared, Shannon D. Danner, Now Known as Shannon D. Walker and James Walker, also known as James S. Walker, whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office at Nashville TN, Tennessee on this date of June 5, 2013.

Janice Whitehead
Notary Public
My Commission Expires: 12/06/16

JANICE WHITEHEAD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 12-06-2016

I hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transaction is: $0.00.

James Walker also known as James S. Walker
Shannon D. Danner Now Known as Shannon D. Walker
Affiant

Subscribed and sworn to before me this the 5th day of June, 2013.

Janice Whitehead
Notary Public
My Comm. Expires: 12/06/16

JANICE WHITEHEAD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 12-06-2016

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