THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 13050247** BILL GARRETT, Davidson County Trans:T20130059181 DEEDWARR Recvd: 07/11/13 13:58 2 pgs Fees:13.00 Taxes:936.10 20130711-0071917	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $253,000.00. Sherri Church WANDA G. ALLGOOD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. Subscribed and sworn to before me, this 28th day of June, 2013. Wanda G. Allgood Notary Public My Commission Expires: 11-16-2015

WARRANTY DEED

Address New Owner: DAVID WALKER Edward Brunot 473 Saddle Dr Nashville TN 37221	Send Tax Bills To: ~~New Owner~~ F & M Bank 50 Franklin St. Clarksville, TN 37040	Tax Information: Tax Parcel ID No. 142-03-0 070.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Robert Allan Myers and Kimberly E. Huskey now known as Kimberly E. Myers, Husband and Wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **David Walker, a married man, and Edward Brunot, a married man** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 308, WALNUT HILL MANOR, SECTION 1, as shown on plat of record in Plat Book 4460, Page 108, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Quitclaim Deed from Robert Allan Myers, a single man to Robert Allan Myers and Kimberly E. Huskey, both unmarried as recorded on the 19th day of August, 2009 in Instrument No. 20090819-0078187 and Warranty Deed from Anderson B. Collier III and spouse, Rachel R. Collier to Robert Allan Myers, a single man as recorded on the 2nd day of June, 2009 in Instrument No. 20090602-0050850, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2013 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of WALNUT HILL MANOR, SECTION 1, as recorded in Plat Book 4460, Page(s) 108 and Instrument No. 20051104-0134156.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 4643, Page 946, Book 5057, Page 885, Book 5440, Page 138 and Book 5526, Page 322.

This is improved property located at 473 Saddle Dr Nashville TN 37221.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 28th day of June, 2013.

Robert Allan Myers

Kimberly E. Myers

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Robert Allan Myers and Kimberly E. Myers, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of June, 2013.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES
SEPTEMBER 9, 2014