WARRANTY DEED	OATH OF CONSIDERATION:
Davidson County DEEDWARR Recvd: 07/12/13 08:19 3 pgs Fees:18.00 Taxes:203.50 20130712-0072088	SS. STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $55,000. AFFIANT SWORN TO AND SUBSCRIBED BEFORE ME THIS 11 DAY OF July, 2013. NOTARY PUBLIC MY COMMISSION EXPIRES: 5-3-17

THIS INSTRUMENT PREPARED BY:
VANDYBINE TITLE & ESCROW, INC.
86 THOMPSON LANE
NASHVILLE, TENNESSEE 37211
OFFICE: (615) 367-5111

ADDRESS OF NEW OWNER(S):	SEND TAX BILLS TO:	MAP-PARCEL NUMBER(S):
Charles Walker **86 Thompson Lane** **Nashville, Tennessee 37211**	**Same**	**119 10A 108CO**

WARRANTY DEED

FOR AND IN CONSIDERATION OF ten dollars ($10) and other good and valuable consideration, the receipt and legal sufficiency of all of which are hereby acknowledged, Frank Schaff, has this day bargained and sold, transferred and conveyed and by these presents does bargain, sell, transfer and convey unto Charles Walker *(hereinafter called "Grantee")*, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

> A certain condominium apartment in Davidson County, Tennessee, being Unit No. 108 on the plan of Prescott Place Condominiums of record in Book 6200 at page 257, as amended in Book 6250 at page 537, Register's Office for Davidson County, Tennessee.

Source of Grantor's interest is a Warranty Deed dated July 7, 1993, and recorded in Deed Book 9012, Page No. 17, Register's Office of Davidson County, Tennessee, conveying said property to Frank Schaff by Connie J. Batson.

The above-described property is improved property known as **108 Prescott Place, Nashville, Tennessee 37211.**

THIS CONVEYANCE IS SUBJECT TO: (1) Current year's property taxes which have been prorated and assumed by the Grantee; (2) All restrictions of record; (3) All easements of record; (4) All matters appearing on the plan of record; (5) All applicable government and zoning regulations; (6) Master Deed and Bylaws of Record in Book 6615, page 743, amended in Book 6639, page 416, and further amended in Book 6779, page 691.

TO HAVE AND TO HOLD, the aforesaid real estate, together with all appurtenances and hereditaments thereunto appertaining unto Grantee, her successors and assigns in fee simple forever.

Grantor covenants that Grantor is lawfully seized and possessed of said real estate, has full power and lawful authority to sell and convey the same; that the title thereto is free, clear and unencumbered except as aforesaid; and, Grantor will forever warrant and defend the same against the lawful claims of all persons whomsoever.

The words "Grantor" and "Grantee" shall include their respective successors and assigns where the context requires or permits.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 11th day of July, 2013.

GRANTOR:

FRANK SCHAFF

SS.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

BEFORE ME, the undersigned Notary Public of the State and County aforementioned, personally appeared FRANK SCHAFF, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be the within named bargainor, and that he executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and seal, this 11th day of July, 2013.

Notary Public
My Comm. Exp.: 5.24.15

JULIE COONE
STATE OF TENNESSEE
NOTARY PUBLIC
MAURY COUNTY, TENN.

Certificate of Authenticity

I, Charles Walker, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Jamal Himbir, a notary public for this county and state, Charles Walker who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: Jan 9, 2016

Notary's Seal (If on paper)

JAMAL HIMBIR
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DAVIDSON