THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:
W. AARON FORTNER, ATTORNEY AT LAW
c/o 12 Cadillac Drive, Ste. 450
Brentwood, Tennessee 37027

BILL GARRETT, Davidson County
Trans:T20130067609 DEEDWARR
Recvd: 08/07/13 08:55 2 pgs
Fees:13.00 Taxes:751.10
20130807-0082597

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Joseph Wagner and Janet Wagner 4487 Post Place # 52 Nashville, TN 37205	Same as new owner	103 15 0B 052.00 CO

For and in consideration of the sum of Ten Dollars, cash paid in hand paid by the hereinafter named Grantees, and for other good and valuable consideration, the receipt of which is hereby acknowledged, we, **JERRY THOMAS WALKER AND JENNIFER KAYE WALKER**, hereinafter called the Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto **JOSEPH WAGNER and wife, JANET WAGNER**, hereinafter called the Grantees, their heirs and assigns, the following described Real Property in **Davidson** County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 52, on the Plan of Lion's Head Condominium Apartments, of record in Book 5200, Page 82, and as established by the Master Deed of record in Book 5340, Page 70 and corrected by the instrument of record at Book 5342, Page 683, Registers Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jerry Thomas Walker and wife, Jennifer Kaye Walker by Warranty Deed from Karol Rose, unmarried, as sole devisee of Lily K. Levy, and Lonnie Spivak, Executor of the Estate of Lily K. Levy, deceased, recorded April 15, 2011 in Instrument No. 20110415-0029343, Register's Office for Davidson County, Tennessee.

This is improved property known as **4487 Post Place # 52, Nashville, Tennessee 37205 .**

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, forever. GRANTOR covenants with said GRANTEE 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 set out herein. We do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 **5th** day of **August, 2013**:

Jerry Thomas Walker **Jennifer Kaye Walker**

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 **JERRY THOMAS WALKER AND JENNIFER KAYE WALKER**, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person or persons executed the within instrument for the purposes therein contained. Witness my hand and official seal, this 5th day of August, 2013:

Notary Public

My Commission Expires: 6-3-14

W. AARON FORTNER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $203,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 5th DAY OF AUGUST, 2013.

Notary Public

My Commission Expires: 7-22-14

AMY FREDRICKSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON