BILL GARRETT, Davidson County
Trans:T20130067766 DEEDWARR
Recvd: 08/07/13 12:16 2 pgs
Fees:13.00 Taxes:11.10
20130807-0082832

This space for Register's Office:

PREPARED BY (AND RETURN TO)
Robert W. Rutherford, Attorney at Law
Serenity Title & Escrow, LLC
565 Willow Hill Circle #3
Murfreesboro, TN 37127

ADDRESS NEW OWNER:
Deshay Jones
8 Academy Place #209
Nashville, TN 37210

SEND TAX BILLS TO:
New Owner

Map & Parcel No: 59.00-0-009.00

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

For the consideration of Ten Dollars ($10.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged **Omar Y. Walker and wife, Sharon D. Walker** hereinafter called the **Grantors**, do hereby convey unto **Deshay Jones,** Single Man hereinafter called the **Grantees**, all right, title, interest, claim, or lien in and/or to that certain real property parcel of land, and any improvements and/or appurtenances thereto, situated and located in Davidson County, State of Tennessee, and legally described as:

Being Lot No. 3, Block C on the map of Part One, Homeland heights, not of record and described according to a survey by Blanchard and Parrish engineers as follows: Beginning at a point on the westerly margin of Tennessee highway No. 112 at the common corner of Lots 2 and 3; thence with the line between said lots, westwardly 412.4 feet to a point; thence northwardly 95.2 feet to the common corner of Lots 3 and 4; thence with the line between said lots eastwardly 416.5 feet to the westerly margin of said highway; thence with the margin of same southwardly 100 feet to the beginning.

Being the same property conveyed to Omar Y. Walker and wife, Sharon D. Walker on May 1, 2009 by Warranty Deed of record in Instrument No. 20090505-0040811, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances and health department regulations that may affect the premises.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantees 2) All restrictions of record 3) All easements of record 4) All visible easements 5) All matters appearing on the plat of record; 6) All applicable government and zoning regulations; 7) If the property is supplementally assessed due to any improvements or changes in tax base, Grantee shall be responsible for any additional taxes due. 8) Grantor shall be responsible for any rollback taxes.

This is unimproved property known as: 4559 Clarksville Pike, Nashville, TN 37218

Property taxes have been prorated between the Grantor and Grantee herein as of the date of this

conveyance. All future taxes are the sole responsibility and liability of the Grantee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions and (5) other matters of public record.

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, Grantee's heirs or assigns, forever.

GRANTOR(s) COVENANT(s) with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR(s) FURTHER COVENANT(s) and bind Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

And I/we do warrant the title against all persons whomsoever, subject only to those encumbrances or liens of record, or as above set forth, if any.

IN WITNESS WHEREOF, I/We have hereunto set my/our hand(s) and seal(s) this 2nd day of August, 2013.

Omar Y. Walker

Sharon D. Walker

STATE OF Tennessee
County of Rutherford

BEFORE ME, the undersigned authority, on this day personally appeared Omar Y. Walker and Sharon D. Walker known to me to be the persons whose names are subscribed to the foregoing document, (or proved to me based on satisfactory evidence) who on oath stated to me that they executed the same for the purposes and consideration therein expressed, and acknowledged the same to be their free act and deed.

SUBSCRIBED AND SWORN TO BEFORE ME this 2nd day of August, 2013.

Notary Public in and for the
State of Tennessee

KIMBERLY R. HARGROVE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires: 5/23/16

STATE OF Tennessee
COUNTY OF Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $3,000.00.

Affiant

Sworn and subscribed before me on August 2, 2013.

Notary Public

My Commission Expires : 5-23-16

KIMBERLY R. HARGROVE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY