WARRANTY DEED	OATH OF CONSIDERATION:
Davidson County DEEDWARR Recvd: 08/26/13 09:28 3 pgs Fees:18.00 Taxes:207.20 **20130826-0089518**	SS. STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 36,000 AFFIANT SWORN TO AND SUBSCRIBED BEFORE ME THIS 2nd DAY OF August, 2013 NOTARY PUBLIC MY COMMISSION EXPIRES:

JON PAUL JOHNSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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 14 0A 138.00**

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, Billie Walker, (*hereinafter called "Grantor"*), unmarried, 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:

> Unit No. 138, as shown on the Site Plan of Kingswood Condominiums, of record in Book 5200, Page 520, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said Unit, set forth in Exhibit "C" of the Master Deed, as amended, establishing Kingswood Condominiums, of record in Book 6058, Page 320, said Register's Office.

Being the same property conveyed to Billie Walker, by Cash Deed For Tennessee, from The Secretary of Housing and Urban Development, of Washington, D.C., recorded in Instrument # 20120829-0077959, Register's Office for Davidson County, Tennessee.

The above-described property is improved property known as **2929 Selena Dr., Unit 138, Nashville, TN 37211.**

THIS CONVEYANCE IS SUBJECT TO: (1) Current year's taxes which have been prorated and assumed by the Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

TO HAVE AND TO HOLD, the aforesaid real estate, together with all appurtenances and hereditaments thereunto appertaining unto Grantee, his 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 26 day of August, 2013.

GRANTOR:

Billie Walker

SS.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

WITNESS my hand and seal, this 26 day of August, 2013.

Notary Public
My Comm. Exp.: 8/26/13

JON PAUL JOHNSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

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
DAVIDSON COUNTY