Return To: 12-0594
Four Star Title, LLC
2508 N. Mt. Juliet Road
Mt. Juliet, TN 37122

FOR OFFICIAL USE	STATE OF TENNESSEE COUNTY OF **Davidson** THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$118,650.00** Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS **August 14, 2013.** Notary Public MY COMMISSION EXPIRES: 1/26/14 (AFFIX SEAL)

BILL GARRETT, Davidson County
Trans: T20130074345 DEEDWARR
Recvd: 08/28/13 10:09 2 pgs
Fees: 13.00 Taxes: 439.01
20130828-0090664

KIRK HUNNICUTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

WARRANTY DEED

This Instrument Prepared By and Return To:

FOUR STAR TITLE LLC
2508 North Mt. Juliet Road, Mt. Juliet, TN 37122
File #**12-0594**

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Heidi Patricia Huerta	**Sun West Mortgage Company, Inc.**	**072-08-0-134.00**
(NAME) **2216 Stratford Avenue**	(NAME) **18303 Gridley Road**	
(ADDRESS) **Nashville,TN 37216**	(ADDRESS) **Cerritos, CA 90703**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Harold Walker and wife, Sharon Walker,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Heidi Patricia Huerta, an unmarried individual,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF **TENNESSEE**, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being all of Lot No. 76 on the Plan of Dalewood, Section I, as shown by plat appearing of record in Plat Book 1424, Page 108, of the Register's Office of Davidson county, Tennessee to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Harold Walker and wife, Sharon Walker by Warranty Deed from Vivian Hooper individually and Vivian Hooper, Administrator of the Estate of Gerald W. Dale, deceased, recorded June 22, 2006 in Instrument No. 20060622-0074739, Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **2216 Stratford Avenue, Nashville, TN 37216**
(House Number) (Street) (City, State) (Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs 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.

IN WITNESS WHEREOF, this instrument has been executed on this the **14th** day of **August, 2013**.

Harold Walker

Harold Walker

Sharon Walker

Sharon Walker

STATE OF **TENNESSEE**
COUNTY OF **Davidson**

Before me, the undersigned Notary, in and for said county and state, personally appeared the within named **Harold Walker and Sharon Walker**, with whom I am personally acquainted, or proved on the basis of satisfactory evidence, and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on this the **14th** day of **August, 2013**.

NOTARY PUBLIC

My Commission Expires: 1/26/14

KIRK HUNNICUTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY