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THIS INSTRUMENT PREPARED BY:
Robert F. Spann, Attorney
1312 Sixth Avenue, North
Nashville, TN 37208

BILL GARRETT, Davidson County
Trans:T20130077682 DEEDWARR
Recvd: 09/09/13 09:18 2 pgs
Fees:13.00 Taxes:111.00
20130909-0094625

WARRANTY DEED

State of Tennessee)
County of Davidson)

ROBERT F. SPANN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

The actual consideration or value, whichever is greater, for this transfer is $30,000.00.

X James Walker
Affiant

Sworn to and subscribed before me this 4 day of September, 2013

R. F. Spann
NOTARY PUBLIC

My Commission Expires: 5-20-14

ADDRESS - NEW OWNER	SEND TAX BILLS TO:	MAP/PARCEL NUMBER:
James Walker	Same	06904000200
200 Jefferson St		
Nashville, TN 37208		

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Sharon Simmons**, hereinafter called "Grantor", has bargained and sold, and by these presents does transfer and convey unto **James Walker**, hereinafter called "Grantee", his heirs and assigns, forever, the following described property:

Land in Davidson County, Tennessee, being Lot No. 23 of Block "DD" on the Revised Map of Fairview Subdivision, of record in Book 1130, page 54, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the northerly margin of Fairview Drive, which point is the common corner of Lots 23 and 24 of Block "DD" of said Subdivision, and running in a northerly direction a distance of 246.5 feet to a dead line; thence in a easterly direction a distance of 100.27 feet to a point; thence in a southerly direction a distance of 253.9 feet to the northerly margin of Fairview Drive; and thence westerly a distance of 100 feet with the said northerly margin of Fairview drive, to the beginning.

Being the same property conveyed to Sharon Simmons by deed from Toby Gregory and wife, Christy Gregory, of record in Instrument No.

20130909-0094624, Register's Office for Davidson County, Tennessee.

This is improved property known as 3806 Fairview Drive, Nashville, TN 37218.

The above-described property is not the place of usual residence of Grantor, herein.

TO HAVE AND TO HOLD the said property, with all appurtenances, estate, title, and interest thereto belonging to the Grantee, his heirs and assigns forever; and Grantor does covenant with the said Grantee that we 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 Grantor does further covenant and bind myself, my heirs, assigns and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

WITNESS my hand this 6 day of, September, 2013.

Sharon Simmons
SHARON SIMMONS

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, **Sharon Simmons**, the Bargainer, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 6 day of September, 2013.

ROBERT E. LUPANN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Robert E Lupann
NOTARY PUBLIC

My Commission Expires: 5-20-14