Davidson County DEEDQC	
Recvd: 09/11/13 11:00	5 pgs
Fees:27.00 Taxes:0.00	
20130911-0095856	

This Instrument prepared by:

Gregory T. Taylor, Esq.
TN BPR # 30993
306-B South 12th Street
P.O. Box 505, Murray, KY 42071
Deeds on Demand, PC
5029 Corporate Woods Drive, Suite 225-A
Virginia Beach, VA 23462
800-439-5451

Recording Requested By & Return To:
Chicago Title ServiceLink Division
4000 Industrial Blvd 2666708
Aliquippa, PA 15001

Name and Address of New Owner:	Name and Address of Entity Responsible for Payment of Real Property Taxes	Tax Map Parcel No.:
Robert M. Walker	Robert M Walker	075160A04500CO
825 Walden Way	825 Walden Way	
Hermitage, TN 37076	Hermitage, TN 37076	

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, cash in hand paid, the receipt and legal sufficiency of which are hereby acknowledged, ROBERT M. WALKER, divorced-not remarried, and SUSAN WALKER, divorced-not remarried, hereinafter referred to as "Grantor", does hereby convey, transfer, remise, release, relinquish and quitclaim unto ROBERT M. WALKER, single, in fee simple, hereinafter referred to as "Grantee", whose mailing address is: 825 Walden Way, Hermitage, TN 37076, his heirs and assigns forever, all of Grantor's right, title and interest in and to the following property being situated and located in the County of Davidson, State of Tennessee together with all improvements located thereon, being identified as, Parcel 075160A04500CO, and being more particularly described as follows, to wit:

All that parcel of land in Davidson County, State of Tennessee, as more fully described in Deed Inst # 20021104-0134692, ID# 075160A04500CO, being known and designated as:

Being Lot No. 24, on the plan of Phase 2-B, Walden Woods, of record in Instrument 20010226-0017620, Register's Office for Davidson County, Tennessee, to which plat references is hereby made for a more complete description.

Tax ID: 075160A04500CO

Prepared by Deeds on Demand, PC
5029 Corporate Woods Drive, Suite 225-A, Virginia Beach, VA 23462. 757-321-6936.
The attorney(ies) who prepared this instrument has/have not performed a title examination of the subject property and therefore makes no opinion or warranty as to the quality of title. The parties to this instrument agree they have reviewed, understand and accept its terms, acknowledge that they have read, understand and agree with the terms of the Deeds on Demand Invoice, Client Disclosure and Agreement (see www.deedsondemand.com/terms-of-service.aspx), and that the attorney/client relationship between the client(s) ordering and paying for the instrument and attorney(ies) preparing this instrument is strictly limited to the instrument's preparation. **Order # 26039**

SW
RW

By fee simple deed from Frank Batson Homes, Inc. as set forth in Inst # 20021104-0134692 dated 10/31/2002 and recorded 11/04/2002, Davidson County Records, State of Tennessee.

Statement required by T.C.A. 66-24-121:
The foregoing legal description is the same as contained in the previous deed of record.

The above-described property is improved property having a street address of 825 Walden Way, Hermitage, TN 37076.

The words "Grantor" and "Grantee" shall include their respective successors and assigns where the context requires or permits.

THIS CONVEYANCE is made subject to all easements, and building or use restrictions of record, including, but not limited to, those for public roads and highways, restrictive covenants, utilities, railroads, and pipelines. The conveyance is also subject to all applicable zoning, ordinances, statutes, rules, or regulations, as amended.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 3rd day of July, 2013.

Robert M Walker (seal)
ROBERT M. WALKER

STATE OF TENNESSEE
COUNTY OF Davidson

I, the undersigned Notary Public, in and for the County and State aforesaid, do hereby certify that ROBERT M. WALKER, with whom I am personally acquainted (or who has proved to me their identity on the basis of satisfactory evidence), has, upon oath, acknowledged the same before me and has executed the foregoing instrument for the purpose therein contained, by signing his name(s), on this 3rd day of July, 2013.

Jana D Drury
Notary Public
My Commission expires:
MY COMMISSION EXPIRES
MARCH 1, 2016

JANA D. DRURY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

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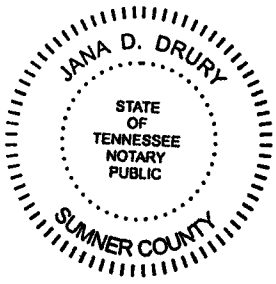
Susan Walker (seal)
SUSAN WALKER

STATE OF TENNESSEE
COUNTY OF Davidson

I, the undersigned Notary Public, in and for the County and State aforesaid, do hereby certify that SUSAN WALKER, with whom I am personally acquainted (or who has proved to me their identity on the basis of satisfactory evidence), has, upon oath, acknowledged the same before me and has executed the foregoing instrument for the purpose therein contained, by signing her name(s), on this 3rd day of July, 20 13.

Jana Drury
Notary Public
My Commission expires:

MY COMMISSION EXPIRES
MARCH 1, 2016



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VALUATION AFFIDAVIT

I, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 10.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Robert M Walker
Affiant/Grantee

Subscribed and sworn to before me this 3rd day of July, 2013.

Jana Drury
Notary Public
My Commission expires:

JANA D. DRURY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

MY COMMISSION EXPIRES
MARCH 1, 2016

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True Copy Certification

I, Kara Crees, 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 orginal document executed and authenticated according to law.

Kara Crees
Signature

State of PA

County of Beaver

Personally appeared before me, Melanie Miller, a notary public for this county and state, Kara Crees who acknowledge that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 4-27-2014
Notary Seal (If on Paper)

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Melanie Miller, Notary Public
Hopewell Twp., Beaver County
My Commission Expires April 27, 2014
Member, Pennsylvania Association of Notaries