BILL GARRETT, Davidson County
Trans:T20130084600 DEEDWARR
Recvd: 10/01/13 10:14 2 pgs
Fees:13.00 Taxes:258.63
20131001-0102751

WARRANTY DEED	OATH OF CONSIDERATION:
CHRISTINE MARIE WESTMAAS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY	SS. STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $69,900.00. AFFIANT SWORN TO AND SUBSCRIBED BEFORE ME THIS 30th DAY OF September, 2013. NOTARY PUBLIC MY COMMISSION EXPIRES: 5/30/2017

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):
Raye Dene Berry **3012 Casa Drive** **Nashville, TN 37214**	**Same**	**108070A** **01800CO**

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, Charles E. Walker, an unmarried man, has this day bargained and sold, transferred and conveyed and by these presents does bargain, sell, transfer and convey unto Raye Dene Berry, *(hereinafter called "Grantee")*, a certain tract or parcel of land in the Davidson County, State of Tennessee, described as follows, to-wit:

Property located in Davidson County, Tennessee, described as a certain condominium unit and lot in Davidson County, Tennessee, being Lot No. 33, Unit No. 18 in a Horizontal Property Regime as shown on the Condominium site plan of Phase 1, Section One and Two, Patio Villa of record in Plat Book 5200, Page 458, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Charles E. Walker by Warranty Deed from The Bank of New York Mellon F/K/A The Bank of New York, as Trustee for the Certificate holders CWABS, Inc., Asset-Backed Certificates, Series 2005-11, dated January 22, 2010, recorded February 8, 2010, of record in Instrument # 20100208-0009769, Register's Office for Davidson County, Tennessee.

The above-described property is improved property known as **3012 Casa Drive, Nashville, TN 37214.**

THIS CONVEYANCE IS SUBJECT TO: (1) all restrictive covenants, zoning regulations, building restrictions, easements and/or setback lines rights for public utilities, or other governmental regulations applicable to the property described herein, but excluding any covenants conditions or restrictions of record that would violate Title 42 USC 3604; (2) all matters shown on plan of record in Plat Book 5200, Page 458, said Register's office; (3) Master Deed and Bylaws of record in Book 5970, Page 829, Book 6014, Page 978, Book 6031, Page 493, Book 5970, Page 861 and Book 6406, Page 799, said Register's Office; (4) Rules and regulations of record in Book 7266, Page 827, said Register's Office; and (5) conveyance of common area of record in Book 6155, Page 827, said Register's Office.

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 30th day of September, 2013.

GRANTOR:

CHARLES E. WALKER

SS.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

WITNESS my hand and seal, this 30 day of September, 2013.

JULIE COOK
STATE OF TENNESSEE
NOTARY PUBLIC
MAURY COUNTY, TENN.

Notary Public
My Comm. Exp.: 5-24-17