BILL GARRETT, Davidson County
Trans:T20130088710 DEEDWARR
Recvd: 10/15/13 09:42 2 pgs
Fees:13.00 Taxes:425.50
20131015-0107575

This instrument prepared by: Christopher J. Thornton, P.C.
1661 Aaron Brenner Drive #301
Memphis, TN 38120
901-758-2580 Cartus File #2403500

WARRANTY DEED

THIS INDENTURE is made this the 24th day of August, 2013, by **Terry W. Walker and wife, Ashley Nicole Walker**, First Parties, for the purpose of conveying the premises described herein to ANGELINDA C. MORIN, UNMARRIED, Second Parties.

Whenever in this instrument a pronoun is used, it shall be construed to represent either singular or plural, as the case may demand.

I. WARRANTY DEED

W I T N E S S E T H:

That said First Party, for and in consideration of the sum of One and No/100 DOLLARS ($1.00) and other good and valuable consideration to them in hand paid by Second Parties, the receipt of which is hereby acknowledged, have granted, bargained, sold and conveyed, and to hereby grant, bargain sell and convey unto the said Second Parties the following described premises, to-wit:

Land in Davidson County, Tennessee, being Lot No. 199 on the Condominium Site of River Glen, a Planned Unit Development, Phase IV, Section 2 as shown on Plat of record in Book 9700, Page 858, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Terry W. Walker, an unmarried man and Ashley Nicole Hamby, an unmarried woman, by Quitclaim Deed from Terry W. Walker, unmarried, dated December 19, 2007, recorded as Instrument No. 20080220-0016762, said Register's Office. Terry W. Walker and Ashley Nicole Hamby having since married. Ashley Nicole Hamby now known as Ashley Nicole Walker.

The said party of the first part does hereby covenant with the said party of the second part that they are lawfully seized in fee of the aforedescribed real estate; they have a good right to sell and convey the same; that the same is unencumbered, EXCEPT:

Subdivision restrictions, building lines, easements and other matters of record including without limitation the Plan of record in Plat Book 9700, Page 858, which shows an Owner's Certificate, certain notes, easements and setback lines; Easements granted of record in Book 7061, Page 172 and Book 7061, Page 196; Charter of River Glen Homeowner's Association, Inc. of record in Book 8069, Page 158; Dedication and Conveyance of Open Space of record in Instrument No. 20041217-0150273; Master Deed and By-Laws of River Glen, of record in Book 7566, Page 571, amended in Instrument No. 20040915-0111299; and Resolution of record as Instrument No. 20040915-0111301, all in the Register's Office for Davidson County, Tennessee.

and that the title and quiet possession thereto they will warrant and forever defend against the lawful claims of all persons.

THIS conveyance is made subject to applicable restrictions, building setback lines, all existing easements, and to all conditions as shown of Public Record.

With the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. **TO HAVE AND TO HOLD THE** said premises to the said Second Parties, their heirs and assigns forever.

And said First Party, for him/her/themself and for their heirs, executors and administrators do hereby covenant with Second Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except taxes for the year 2013, which are to be prorated between the parties as of the date of closing, the payment of which is assumed by the Second Parties; and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomever.

IN WITNESS WHEREOF, *the said First Party have hereunder set their hand and seal the day and year first above written.*

Terry W. Walker

Terry W. Walker

Ashley Nicole Walker

Ashley Nicole Walker

STATE OF Tennessee)
COUNTY OF Davidson)

PERSONALLY APPEARED BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, the within named bargainor, **Terry W. Walker**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS MY HAND AND SEAL AT OFFICE, in Davidson County, this the 24 day of August, 2013

NOTARY PUBLIC

My Commission Expires:
Nov 3rd, 2016

MARTINA ABDELMALAK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF Tennessee)
COUNTY OF Davidson)

PERSONALLY APPEARED BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, the within named bargainor, **Ashley Nicole Walker**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS MY HAND AND SEAL AT OFFICE, in Davidson County, this the 24 day of August, 2013

NOTARY PUBLIC

My Commission Expires:
Nov 3rd, 2016

MARTINA ABDELM... STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

I, or we, 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 $ 115,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Subscribed and sworn to before me this the 11th day of October, 20 13

NOTARY PUBLIC

My Commission Expires: 04/01/2017

LARRY N. WESTBROOK NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

New Owner
PROPERTY ADDRESS:
3013 Penn Meade Way
NASHVILLE, TN 37214

PARCEL ID: Map 052 13 0 B Parcel 161.00 CO

PROPERTY OWNER/PERSON RESPONSIBLE FOR PAYMENT OF TAXES:
Angelinda C. Morin
FIRSTBANK
6131 Shallowford Road, Suite 102
Chattanooga, TN 37421

TAX BILLS-

This deed is prepared with information provided by Steltemeier & Westbrook, PLLC. Preparer makes no representation with regard to the title.