RETURN TO / PREPARED BY:
First Title and Escrow Company, Inc.
2000 Richard Jones Rd., Ste. 110
Nashville, TN 37215 31432
~~FTEC File #~~
~~(Davidson County File Box 9-B)~~

BILL GARRETT, Davidson County
Trans:T20130090320 DEEDWARR
Recvd: 10/21/13 11:15 2 pgs
Fees:13.00 Taxes:962.00
20131021-0109568

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Road, Suite 203A
Nashville, TN 37215

CRT File No. 13090122

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: ~~$360,000.00~~ 260,000.00 SF

Affiant

Subscribed and sworn to before me, this 17th day of October, 2013.

Notary Public
My Commission Expires:

KELLY E. BACON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 6, 2014

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Lou A. Wilbanks and Angela R. Davidson 737 Newberry Rd Nashville TN 37205	New Owner	Tax Parcel ID No. 102-15-0 015.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Brian D. Waller and wife, Christina A. Waller** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Lou A. Wilbanks, unmarried and Angela R. Davidson, unmarried, as joint tenants with rights of survivorship**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 202, BROOK MEADE, SECTION VI, as shown on plat of record in Plat Book 2331, Pages 3 and 4, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Quitclaim Deed from Anco Investments, LLC to Brian D. Waller and wife, Christina A. Waller as recorded on the 15th day of September, 2009 in Instrument No. 20090915-0086212; Quitclaim Deed from Brian Waller and wife, Christina A. Waller (a/k/a Christy Waller and Christi Waller) to Anco Investments, LLC as recorded on the 18th day of April, 2007 in Instrument No. 20070418-0046364 and Warranty Deed from Robert N. Wedemeyer and wife, Amy J. Wedemeyer to Brian Waller and wife, Christi Waller as recorded on the 6th day of October, 2005 in Instrument No. 20051006-0120549, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2014 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of BROOK MEADE, SECTION VI, as recorded in Plat Book 2331, Page(s) 3 and 4.

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records.

This is improved property located at 737 Newberry Rd Nashville TN 37205.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 17th day of October, 2013.

Brian D Waller by Christina A Waller — Christina A Waller

Brian D. Waller by Christina A. Waller, his attorney in fact his attorney in fact

Christina A. Waller

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Christina A. Waller, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 17th day of October, 2013.

Kate Rosenthal
Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 9, 2014

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Christina A. Waller, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-fact for Brian D. Waller, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 17th day of October, 2013.

Kate Rosenthal
Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 9, 2014