WARRANTY DEED	OATH OF CONSIDERATION:
Davidson County DEEDWARR Recvd: 01/02/14 15:52 3 pgs Fees:18.00 Taxes:332.63 **20140102-0000539**	SS. STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $89,900.00. AFFIANT SWORN TO AND SUBSCRIBED BEFORE ME THIS 2nd DAY OF January, 2014 NOTARY PUBLIC MY COMMISSION EXPIRES: 5-24-17

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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):
Charles Walker **429 Southwood Drive** **Nashville, TN 37217**	**Same**	**12009012100**

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, Elaine Widick, (*hereinafter called "Grantor"*)has this day bargained and sold, transferred and conveyed and by these presents does bargain, sell, transfer and convey unto Charles Walker (*hereinafter called "Grantee")*, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Property located in Davidson County, Tennessee, being Lot No. 40 on the Plan of Seven Oaks Subdivision, Section III, as of record in Book 2083, Page 78, Register's Office for Davidson County, Tennessee.

Said Lot No. 40 fronts 135 feet on the westerly side of McGavock Pike and runs back between lines, 309 feet on the northerly side and 308.4 feet on the southerly side, to a dead line in the rear on which it measures 126 feet.

Being the same property conveyed to Dennie Smith and wife, Mary E. Smith by Warranty Deed from Charles A. Hale and wife, Ruth D. Hale, dated April 28, 1975, recorded April 30, 1975 of record in Book 4968, Page 203, Register's Office for Davidson County, Tennessee. Dennie Smith having deceased on 11/14/1999, and Mary E. Smith having deceased on 11/13/03. Affidavit of Heirship showing Elaine Widick the only surviving heir dated May 25, 2004, recorded in Instrument # 20040629-0077345, Register's Office for Davidson County,

The above-described property is improved property known as **3407 McGavock Pike, Nashville, TN 37217.**

THIS CONVEYANCE IS SUBJECT TO:
(1) Current year's property taxes which have been prorated and assumed by the Grantee;
(2) All restrictions of record;
(3) All easements of record and in Book 5297,Page 143;
(4) All matters appearing on the plan of record in Book 2083, Page 78;
(5) All applicable government and zoning regulations;

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 2nd day of January, 2014.

GRANTOR:

Elaine Widick

ELAINE WIDICK

SS.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

WITNESS my hand and seal, this 2nd day of January, 2014.

JULIE GOONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Comm. Exp. 10-24-17

CERTIFICATE OF AUTHENTICITY

I, Charles Walker, do hereby made 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 original document executed and authenticated according to law.

CHARLES WALKER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Julie Coone, a notary public for this county and state, Charles Walker, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

JULIE COONE

JULIE COONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My commission expires: 5/24/2017