WARRANTY DEED	OATH OF CONSIDERATION:
BILL GARRETT, Davidson County Trans:T20140000582 DEEDWARR Recvd: 01/03/14 10:50 2 pgs Fees:13.00 Taxes:325.60 20140103-0000768	SS. STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $88,000.00. AFFIANT SWORN TO AND SUBSCRIBED BEFORE ME THIS 31st DAY OF December, 2013. NOTARY PUBLIC MY COMMISSION EXPIRES: 10/18/16

DANA DELWORTH 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):
DINA BUMGARNER **2823 BLUE BRICK DRIVE** **NASHVILLE, TN 37214**	SNBC Mortgage Corporation 9311 San Pedro Ave. #100 San Antonio, TX 78216	**09606001800**

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

Land in Davidson County, Tennessee, being Lot No. 15 on the Plan of Clover Bottom Subdivision, Section One, of record in Plat Book 1424, Page 50, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Charles Walker by Special Warranty Deed from SunTrust Bank, dated October 18th, 2013, recorded October 25, 2013, of record in Instrument # 20131025-0111482, Register's Office for Davidson County, Tennessee.

The above-described property is improved property known as **2823 Blue Brick Drive, Nashville, TN 37214.**

THIS CONVEYANCE IS SUBJECT TO: (1) Current year's property taxes which have been prorated and paid by the Grantor;
(2) All restrictions of record and in Book 1581, page 487;
(3) All easements of record;
(4) All matters appearing on the plan of record in Plat Book 1424, Page 50;
(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 30th day of December, 2013.

GRANTOR:

CHARLES WALKER

SS.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

BEFORE ME, the undersigned Notary Public of the State and County aforementioned, personally appeared Charles 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 he executed the foregoing instrument for the purpose therein contained.

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

JULIE GOODNE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Comm. Exp.: 5-