THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 410
Nashville, TN 37203

BILL GARRETT, Davidson County
Trans: T20140003617 DEEDWARR
Recvd: 01/16/14 11:01 2 pgs
Fees: 13.00 Taxes: 388.50

20140116-0004456

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Sumner (TB)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 105,000.00.

Rachel Bellamy
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF November, 2013.

Lindsey Boswell
Notary Public

MY COMMISSION EXPIRES: 8/23/16

(AFFIX SEAL)

LINDSEY G. BOSWELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael L. Walker	Fifth Third Mortgage Co.	MAP 133-03
163 Elkmont Dr.	5001 Kingsley Drive	PARCEL 133030048
Nashville, TN 37211	Cincinnati, OH 45227	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **I, William C. Beasley, Personal Representative of The Estate of Mary B. Dematus**

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Michael L. Walker and Brandie Walker, husband and wife**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, 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. 103 on the Plan of Section One, Southlake of record in Plat Book 2083, Page 58, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to James Tillman Demastus and wife, Mary Carolyn Demastus by Deed from Edward T. O'Connor and wife, Geneva Lee O'Connor of record in Book 2690, page 483, Register's Office for Davidson County, Tennessee, dated 7/23/1957 recorded on 7/23/1957. The said James Tillman Demastus and Mary Carolyn Demastus having since divorced, Docket # 39062 in the Fourth Circuit Court of Davidson County and by the Final Decree of record in Book 3435, Page 140, said property was Divested out of James Tillman Demastus and Vested into Mary Beasley Demastus, recorded 9/26/1962, Register's Office for Davidson County, Tennessee. The said Mary Beasley Demastus (a/k/a Mary B. Demastus) has since died. Pursuant to the Last Will and Testament of Mary B. Demastus (filed in the Seventh Circuit Court of Davidson County Tennessee under Docket No. 12P1481) the Personal Representative, William C. Beasley, is empowered to convey the herein described property.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is IMPROVED property known as **163 Elkmont Dr., Nashville, TN 37211.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand( ) this the 21st day of November, 2013.

The Estate of Mary Beasley Demastus

William C. Beasley, Per. Rep. 11/21/13

William C. Beasley,
Personal Representative

STATE OF Florida
COUNTY OF Sumter

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, personally appeared **WILLIAM C. BEASLEY** with whom I am personally acquainted and who upon his oath acknowledged HIMSELF to be the **PERSONAL REPRESENTATIVE** of the within named bargainors, , and that they as such PERSONAL REPRESENTATIVE being authorized to do so, execute the foregoing instrument for the purposes therein contained.

Witness my hand and seal this the 21st day of November, 2013.

Pamela M Mommaerts
Notary Public

My Commission expires 8-24-2017

PAMELA M MOMMAERTS
Notary Public - State of Florida
My Comm. Expires Aug 24, 2017
Commission # FF 046750
Bonded Through National Notary Assn.

STATE OF TENNESSEE
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor__, and who acknowledged that_____ executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 21st day of November, 2013.

My Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor__, and who acknowledged that_____ executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 21st day of November, 2013.

My Commission expires _____