WARRANTY DEED VB2014 0071 BILL GARRETT, Davidson County Trans:T20140028891 DEEDWARR Recvd: 04/28/14 15:17 2 pgs Fees:13.00 Taxes:192.40 20140428-0035654	OATH OF CONSIDERATION: SS. STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $52,000.00 AFFIANT SWORN TO AND SUBSCRIBED BEFORE ME THIS 25TH DAY OF APRIL, 2014. NOTARY PUBLIC MY COMMISSION EXPIRES: 5-24-17

THIS INSTRUMENT PREPARED BY:
VANDYBINE TITLE & ESCROW, INC.
69 THOMPSON LANE
NASHVILLE, TENNESSEE 37211
OFFICE: (615) 367-5111

ADDRESS OF NEW OWNER(S):	SEND TAX BILLS TO:	MAP-PARCEL NUMBER(S):
Charles Walker **115 Prescott Place** **Nashville, TN 37211**	**Same**	**119 10 0A 115.00CO**

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, Robert R. Douglas, *(hereinafter called the "Grantor"),* has this day bargained and sold, transferred and conveyed and by these presents does bargain, sell, transfer and convey unto Charles Walker, unmarried *(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 a certain condominium apartment in Davidson County, Tennessee, being Unit No. 115 on the plan of Prescott Place Condominiums, of record in Book 6200, Page 257, (erroneously referenced in prior deeds as "Page 256"), as amended in Book 6250, Page 537, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

BEING Unit No. 115 on said plan and described by Master Deed Establishing Horizontal Property Regime with Respect to Prescott Place Condominums, as of recor din Book 6615, Page 743, as amended in Book 6639, Page 416, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Robert R. Douglas, by Warranty Deed dated December 10, 2010, from Mavis B. Watson, unmarried, recorded December 13, 2010, of record in Instrument # 20101213-0099158, Register's Office for Davidson County, Tennessee.

The above-described property is improved property known as **115 Prescott Place, Nashville, TN 37211**

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;
(4) All matters appearing on the plan of record in Plat book 6200, Page 257 and amended in Book 6250, Page 537;
(5) Master Deed and Bylaws of record in Book 6615, Page 743, amended in Book 6639, Page 416 and further amended in Book 6779, Page 691;
(6) Homeowners Association for Prescott Place of record in Book 6773, Page 168;
(6) 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 25th day of April, 2014.

GRANTOR:

Robert R. Douglas

SS.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

BEFORE ME, the undersigned Notary Public of the State and County aforementioned, personally appeared Robert R. Douglas, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged themselves to be the within named bargainors, and that they executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and seal, this 25th day of April, 2014.

JULIE COONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Notary Public
My Comm. Exp.: 5-x-[illegible]