RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 01288-300918

THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
5107 Maryland Way, Ste. 115
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 193,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14 DAY OF May, 2014

Notary Public

MY COMMISSION EXPIRES: 3-25-18

(AFFIX SEAL)

WILLIAMSON COUNTY NOTARY PUBLIC STATE OF TENNESSEE KIMBERLY D. HICKS

BILL GARRETT, Davidson County
Trans: T20140035480 DEEDWARR
Recvd: 05/21/14 11:34 2 pgs
Fees: 13.00 Taxes: 714.10

20140521-0043805

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Catherine Elizabeth Breland	New Owner	
4505 Harding Pike #164		116-03-0B-164.00-CO
Nashville, TN 37205		
(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, WE, **Markeeta C. Walker, married**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Catherine Elizabeth Breland, an unmarried woman**

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 Unit No. 164 as shown on the Plat of Royal Oaks Apartments, a Horizontal Property Regime, filed as Exhibit A to and established by the Master Deed of record in Book 5200, page 45, Register's Office for Davidson County, Tennessee, together with an undivided 1.069% interest in the common areas/elements appurtenant to said Unit as set forth in Exhibit B of Master Deed of record in Book 5282, page 972, Register's Office for Davidson County, Tennesee, reference to which is hereby made for a more complete and detailed description of the Unit and the Condominium, the rights and obligations of the Declarant and the Unit Owners, and the Bylaws of the Association of Owners.

Being the same property conveyed to Markeeta C. Walker by deed from Anne Gayle Norvell of record in Instrument No. 20060526-0062473 Register's Office for Davidson County, Tennessee, dated May 15, 2006 and recorded on May 26, 2006.

Grantor is now married, however her husband never resided in subject property as his principal place of residence.

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 () UNIMPROVED

(X) IMPROVED property known as **4505 Harding Pike #164, Nashville, TN 37205.**

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 15 day of May, 2014.

Markeeta C. Walker

STATE OF TENNESSEE
COUNTY OF Washington

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Markeeta C. Walker** 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 she executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 15 day of May, 2014.

My Commission expires: 01/27/2015

Notary Public

PAMELA M. ROCHE
STATE OF TENNESSEE NOTARY PUBLIC
WASHINGTON COUNTY