WARRANTY DEED VB2014 0094 Davidson County DEEDWARR Recvd: 05/27/14 13:35 3 pgs Fees:18.00 Taxes:617.90 20140527-0045339	OATH OF CONSIDERATION: SS. STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $167,000.00 AFFIANT SWORN TO AND SUBSCRIBED BEFORE ME THIS 22ND DAY OF MAY, 2014. NOTARY PUBLIC MY COMMISSION EXPIRES: 5-24-17

JULIE COONE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

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):
Faris Malik Alidani **1455 Pleasant Hill Road** **Nashville, TN 37214**	**Same**	**12100023300** **12100025000**

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

TRACT 1:

A TRACT OF LAND IN THE 3RD CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, DESCRIBED ACCORDING TO A SURVEY DATED DECEMBER 20, 1978, BY BARRY GREER & ASSOCIATES, AS FOLLOWS:

BEGINNING AT A NAIL SITUATED IN THE CENTER OF PLEASANT HILL ROAD AT THE NORTHEAST CORNER OF THE MICHAEL HOBBS PROPERTY RECORDED IN BOOK 5123, PAGE 129, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THENCE NORTH 86 DEGREES 45 MINUTES WEST A DISTANCE OF 200 FEET TO THE POINT OF BEGINNING OF THIS TRACT; THENCE CONTINUING NORTH 86 DEGREES 45 MINUTES WEST 610.42 FEET TO A POINT IN THE EAST MARGIN OF THE CECIL P. WAGGONER TRACT OF RECORD IN BOOK 2741, PAGE 175, SAID REGISTER'S OFFICE, THENCE SOUTH 00 DEGREES 44 MINUTES WEST 220 FEET TO A CORNER POST IN THE NORTH MARGIN OF THE BILLY C. ALEXANDER TRACT OF RECORD IN BOOK 1974, PAGE 105, SAID REGISTER'S OFFICE, THENCE WITH THE NORTH MARGIN OF THE ALEXANDER TRACT SOUTH 87 DEGREES 15 MINUTES EAST A DISTANCE OF 592.29 FEET TO A POINT IN THE NORTH MARGIN OF ANOTHER ALEXANDER TRACT OF RECORD IN BOOK 5038, PAGE 792, SAID REGISTER'S OFFICE, THENCE NORTH 05 DEGREES 31 MINUTES EAST 215.84 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH AN INGRESS AND EGRESS EASEMENT DESCRIBED AS FOLLOWS:

BEGINNING AT A NAIL IN THE SOUTHEAST CORNER OF SAID MICHAEL HOBBS PROPERTY BEING THE NORTHEAST CORNER OF A 1.07 ACRE TRACT OF ARRA BEE MCDANIEL HOOSER, A PART OF THE PROPERTY DESCRIBED IN BOOK 2735, PAGE 403, SAID REGISTER'S OFFICE; THENCE ALONG THE COMMON BOUNDARY OF HOOSER AND HOBBS NORTH 86 DEGREES 45 MINUTES WEST 200 FEET TO A POINT; THENCE SOUTH 05 DEGREES 31 MINUTES WEST 25 FEET TO A POINT; THENCE SOUTH 86 DEGREES 45 MINUTES EAST A DISTANCE OF 200 FEET TO THE WEST

DEGREES 30 MINUTES EAST A DISTANCE OF 25 FEET TO THE POINT OF BEGINNING.

THE ABOVE REFERENCED PROPERTY IS ALSO KNOWN AS TRACT 2 ON THE HOOSER-MCNEESE LAND OF RECORD IN BOOK 5190, PAGE 472, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF SAID PROPERTY.

TRACT II:

LAND LYING AND BEING IN THE 3RD CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, AND DESCRIBED ACCORDING TO A SURVEY MADE BY JOHN D. MCCORMICK, MAY 1, 1983, AS FOLLOWS, TO WIT:

BEGINNING AT THE SOUTHWEST CORNER OF THE PROPERTY CONVEYED TO KENNETH L. MCNEESE AND WIFE MARILYN J. MCNEESE BY DEED OF RECORD IN BOOK 5384, PAGE 736, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, BEING THE SOUTHEAST CORNER OF THE PROPERTY HEREIN CONVEYED; THENCE NORTH 2 DEGREES 33 MINUTES EAST 537.1 FEET TO THE SOUTHEAST CORNER OF THE PROPERTY CONVEYED TO WILLIAM A. DYE, ET UX, BY DEED OF RECORD IN BOOK 5252, PAGE 537, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; THENCE WITH THE SOUTHERLY LINE OF THE DYE PROPERTY NORTH 86 DEGREES 30 MINUTES WEST 306.2 FEET TO THE SOUTHWEST CORNER OF THE DYE PROPERTY AND THE SOUTHEAST CORNER OF THE PAUL EDWARD PIGUS PROPERTY OF RECORD IN BOOK 5316, PAGE 826, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; THENCE SOUTH 4 DEGREES 10 MINUTES EAST 550.8 FEET TO AN IRON PIN; THENCE SOUTH 88 DEGREES 38 MINUTES EAST 230.8 FEET TO THE POINT OF BEGINNING, MORE OR LESS.

Being the same property conveyed to Charles E. Walker, unmarried, from Nationstar Mortgage, LLC, by deed on December 6, 2013, recorded on December 20, 2013, of record in Instrument Number 20131220-0128834, Register's Office for Davidson County, Tennessee.

This is improved property with a postal address of **1455 Pleasant Hill Road, Nashville, TN, 37214**

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 5190, Page 472;
(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 22nd day of May, 2014.

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 22nd day of May, 2014.

JULIE COONE STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY

Notary Public
My Comm. Exp.: 5-24-17

CERTIFICATE OF AUTHENTICITY

I, Charles Walker, do hereby make 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 STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY

JULIE COONE, NOTARY PUBLIC

My commission expires: 5/24/2017