Prepared by:
Realty Title & Escrow Company, Inc.
1285 North Mt. Juliet Road
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $176,000.00

Affiant

Subscribed and sworn to before me, this 5th day of September, 2014.

Notary Public
My commission expires: 10/30/16

TONJA BARRON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

06-1407-75767

Address of New Owner:	Send Tax Bills to:	Tax Information
Eleanor L. Walker	Fifth Third Mortgage	064-16-0-E-057.00-CO
557 Griffin Circle	5001 Kingsley Dr.	
Hermitage TN 37076	Cincinnati, OH 45227	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Thomas H. Evans and wife, Mary Carolyn Evans**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Eleanor L. Walker, an unmarried woman**, hereinafter called the Grantees, their successors 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. 57, Building 15, on the Plan of Townhomes of Truxton Village, a Horizontal Property Regime with Private Elements, as established by the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20061025-0132473; Instrument No. 20061106-0137656; and Instrument No. 20071105-0130490, and as depicted on Exhibit "A-1" thereto, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Thomas H. Evans and wife, Mary Carolyn Evans by deed from Phillips Builders, LLC, a Tennessee limited liability company, dated July 19, 2011, recorded July 26, 2011, of record in Instrument No. 20110726-0057193, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 557 Griffin Circle, Hermitage, TN 37076

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

BILL GARRETT, Davidson County
Trans:T20140068755 DEEDWARR
Recvd: 09/15/14 14:14 2 pgs
Fees:13.00 Taxes:651.20
20140915-0084340

WITNESS my hand this 11th day of September, 2014.

Thomas H. Evans

Mary Carolyn Evans

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Thomas H. Evans and Mary Carolyn Evans**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Hermitage, TN, this 11 day of September, 2014.

Notary Public

M. KEVIN HEFFELMAN
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY, TENN.

My Commission expires: 9/29/2014