Davidson County DEEDWARR
Recvd: 09/16/14 13:30 4 pgs
Fees:23.00 Taxes:1594.19
20140916-0084843

THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 31938-08-2014** File Box 9-B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $430,863.00. Affiant Subscribed and sworn to before me this 15th day of September, 2014. Notary Public My Commission Expires:

GEORGE E. MUDTER JR. NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY
My Commission Expires MAY 3, 2018

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
David A. Walter, Andrea S. Walter 1112 Lillian Street Nashville, TN 37206	Wells Fargo Bank N.A. #936 3210 Lake Emma Road 1st Lake Mary, FL 32746-3359	Map and Parcel No.: 083 130 13500

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jeff Zeitlin**,* ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **David A. Walter and Andrea S. Walter**** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

*unmarried **wife,

This is improved property located at 1112 Lillian Street, Nashville, TN 37206

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 15th day of September, 2014.

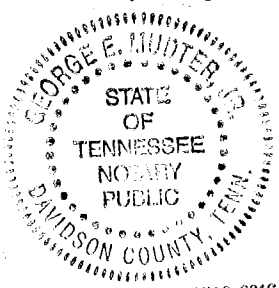
Jeff Zeitlin

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Jeff Zeitlin**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of September, 2014.

My Commission Expires:



My Commission Expires MAY 3, 2016

Notary Public

EXHIBIT "A"

Land in Davidson County, Tennessee, being the westerly 23 - 2/3 feet of Lot No. 126 and the easterly 10 feet of Lot No. 127 on the Plan of East Edgefield, of record in Book 21, page 147, Register's Office for said County.

Said parts of Lots Nos. 126 and 127 front together 33 - 2/3 feet on the southerly side of Lillian Street and extend back between parallel lines 170 feet to a dead line.

Being the same property conveyed to Earl Johnson by deed dated September 16, 2004, from Andrea Burns, of record in Instrument No. 20050308-0025060, Register's Office for Davidson County, Tennessee. Being further conveyed to Early Johnson by quitclaim deed dated July 22, 2013, from Early Johnson aka Earl Johnson (to correct spelling of first name), of record in Instrument No. 20130723-0076205, Register's Office for Davidson County, Tennessee. And being the same property conveyed to Jeff Zeitlin by deed dated February 25, 2014, from Early Johnson, single, of record in Instrument No. 20140303-0017565, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2015 and subsequent years, a lien, but not yet due and payable.
2. All matters appearing on the Plan of record as Book 21, page 147, Register's Office for Davidson County, Tennessee.

True Copy Certification

I, Elizabeth J. Smith, 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.

Elizabeth J. Smith

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a notary public for this county and state, Elizabeth J. Smith, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My commission expires

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires
November 6, 2017