File Box 8

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 14092007**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $232,000.00 Affiant Subscribed and sworn to before me, this 31st day of October, 2014. Notary Public My Commission Expires:

DIANE K. MANN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 01-24-2017

WARRANTY DEED

Address New Owner: Cindy Summers and Amy Thompson 113 Autumn Oaks Ct Brentwood TN 37027	Send Tax Bills To: Gateway Mortgage Group, LLC 6910 E. 14th St. Tulsa, OK 74112	Tax Information: Tax Parcel ID No. 181100A01500CO

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, **Michael C. Walters and Biljana Walters, husband and wife** ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **Amy S. Thompson and Cynthia Sue Summers, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 15, SECTION ONE, AUTUMN OAKS, as shown on plat of record in Plat Book 9700, Pages 913-914, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Michael C. Walters, a single man by Warranty Deed from Mary C. Walrond and husband, George A. Walrond, Jr., recorded on the 22nd day of February, 2011 in Instrument No. 20110222-0014179, in the Register's Office of Davidson County, Tennessee.

Biljana Walters joins in this instrument to convey any and all interest in said property, marital or otherwise.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2015 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION ONE, AUTUMN OAKS, as recorded in Plat Book 9700, Page(s) 913-914 and Boundary Plat recorded in Plat Book 6900, Page 786.

BILL GARRETT, Davidson County
Trans:T20140084028 DEEDWARR
Recvd: 11/06/14 14:24 2 pgs
Fees:13.00 Taxes:858.40
20141106-0102724

Covenants, Conditions and Restrictions as set forth in Deed recorded in Instrument No. 20010912-0099443, amended at Instrument Nos. 20030513-0064238 and 20101206-0096935 and Resolution recorded at Instrument No. 20100414-0028160.
Charter of Autumn Oaks Homeowners Association, Inc. recorded at Instrument No. 20010912-0099442.

Notice of Acceptance of Public Infrastructure recorded at Instrument No. 20101207-0097287.

This is improved property located at 113 Autumn Oaks Ct Brentwood TN 37027

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, 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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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 this 31st day of October, 2014.

Michael C. Walters

Biljana Walters

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Michael C. Walters and Biljana Walters, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of October, 2014.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018