Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

File #14-1308

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Daniel R. Paxman, unmarried** , hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Jeremy S. Walker, an unmarried man,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 7 of Block 26 on the Plan of the Plummer Place in West Nashville, as of record in Book 181, page 39, Register's Office for Davidson County, Tennessee. According to a survey by Hal R. Swann, Jr., Surveyor, March 15, 1958, said Lot No. 7 fronts 50 feet on the easterly side of Chamberlain Avenue, formerly 38th Avenue North or Center Street, and extends back between parallel lines 154 feet, more or less, to an alley.

Being the same property conveyed to Daniel R. Paxman by Warranty Deed from Steven J. Meisner and Lara Beth Meisner, dated November 9, 2009, of record as Instrument No. 20091110-0104034, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 338 Chamberlin Street, Nashville, TN 37209.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 20th day of November, 2014.

Daniel R. Paxman

BILL GARRETT, Davidson County
Trans:T20140088645 DEEDWARR
Recvd: 11/25/14 08:34 2 pgs
Fees:13.00 Taxes:947.20
20141125-0108426

State of Tennessee)
County of Davidson)

On this 20th day of November, 2014, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Daniel R. Paxman and , the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 5/8/18

ANGELA Y. POSTON-WILLIAMSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 256,000.00.

Affiant

Sworn and subscribed before me on this the 20th day of November, 2014.

Notary Public

My Commission Expires: 10/18/16

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NEW OWNER:
Jeremy S. Walker
338 Chamberlin Street
Nashville, TN 37209

RESPONSIBLE FOR TAX PAYMENT:
CMG Mortgage, Inc.
3160 Crow Canyon Road
Suite 400
San Ramon, CA 94583

TAX MAP-PARCEL #:
92-13-97