THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 15023028**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $175,000.00. Allegra C Walker Affiant Subscribed and sworn to before me, this 27th day of February, 2015. Notary Public My Commission Expires:

BILL GARRETT, Davidson County
Trans:T20150015220 DEEDWARR
Recvd: 03/02/15 15:01 2 pgs
Fees:13.00 Taxes:647.50
20150302-0018020

WILLIAM T. CHAPMAN IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES SEPTEMBER 10, 2018

WARRANTY DEED

Address New Owner: Daniel Brimer and Mandy Brimer 4655 Whites Creek Pike Whites Creek TN 37189	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 040-158.00

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, **Allegra C. Montgomery n/k/a Allegra Walker** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Daniel Brimer and Mandy Brimer, Husband and Wife**, ("Grantees"), its 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 1, DAVID CORLEW SUBDIVISION, as shown on plat of record in Plat Book 6250, Page 693, 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 Allegra C. Montgomery, a married person by Special Warranty Deed from Federal Home Loan Mortgage Corporation by Chicago Title Insurance Company dba ServiceLink as attorney in fact, recorded on the 13th day of March, 2007 in Instrument No. 20070313-0030828, in the Register's Office of Davidson County, Tennessee.

Shelton Walker joins in this instrument for the purpose of conveying 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 DAVID CORLEW SUBDIVISION, as recorded in Plat Book 6250, Page(s) 693.

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records.

Easement for Driveway , recorded in Book 6833, Page 497.

This is improved property located at 4655 Whites Creek Pike Whites Creek TN 37189

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 27th day of February, 2015.

Allegra C. Montgomery n/k/a Allegra Walker

Shelton Walker

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Allegra C. Montgomery n/k/a Allegra Walker and Shelton Walker, 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 27th day of February, 2015.

Notary Public

My Commission Expires: _____

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