THIS INSTRUMENT PREPARED BY: **Jennifer S. Ghanem, Esq.** **The Row Realty & Title, LLC** **700 12th Avenue South, Suite 302** **Nashville, TN 37203**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $181,000.00 Affiant Subscribed and sworn to before me, this 17 day of April 2015. Notary Public My Commission Expires: ___

STATE OF TENNESSEE NOTARY PUBLIC — ELIZABETH MARGUERITE FORTIER — MONTGOMERY COUNTY
MY COMMISSION EXPIRES OCTOBER 14, 2015

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BILL GARRETT, Davidson County
Trans:T20150029537 DEEDWARR
Recvd: 04/20/15 12:07 2 pgs
Fees:13.00 Taxes:669.70
20150420-0034904

WARRANTY DEED

Address New Owner: Megan Casey 410 Sloan Road Nashville, TN 37209	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 103-08-0B-410.00-CO

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **EMILY LAUREN WALKER, N/K/A EMILY WALKER MARTIN, MARRIED,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **MEGAN CASEY, A SINGLE WOMAN,** ("Grantee"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A Certain Tract or Parcel of Land in Davidson County, Tennessee, Described as follows, to wit:

A Condominium Apartment in Davidson County, Tennessee, Being Unit No. 410, Building "C" of Parklane Condominium Phase IV, A Horizontal Property Regime Pursuant to the Tennessee Horizontal Property Act, as shown on the Exhibit 'B' to the Master Deed of record of record in Book 7646, Page 264, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description, together with the said apartments appurtenant undivided interest in the General and Limited common element of the condominium.

Being the same property conveyed to EMILY LAUREN WALKER, UNMARRIED by deed from MELISSA WALKER, UNMARRIED of record in Instrument No. 20070131-0012756, said Register's Office, dated January 31, 2007

The spouse of EMILY LAUREN WALKER N/K/A EMILY WALKER MARTIN was not required to convey his marital interest to this property due to it being investment property, and has no homestead rights

This is improved property commonly known as: **410 Sloan Rd, Nashville, TN 37209**

This conveyance is subject to all easements and restrictions of record, the lien for property taxes that are not delinquent, any matters shown on any applicable plat.

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

And Grantor covenants that she has 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 herself, her successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, her 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 17 day of April, 2015.

Emily Lauren Walker n/a
Emily Walker Martin

EMILY LAUREN WALKER N/K/A
EMILY WALKER MARTIN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named, **EMILY LAUREN WALKER N/K/A EMILY WALKER MARTIN**, the Grantor, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the within named bargainor(s) and that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 17 day of April, 2015.

Notary Public
My Commission Expires: _____

ELIZABETH MARGUERITE FORTIER
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY
MY COMMISSION EXPIRES OCTOBER 14, 2015