BILL GARRETT, Davidson County
Trans:T20150044476 DEEDWARR
Recvd: 06/05/15 13:34 2 pgs
Fees:13.00 Taxes:518.00
20150605-0053027

Prepared By & Return To:
Tennessee Title Services, LLC
6 Cadillac Drive, Suite 100
Brentwood, TN 37027
15-0674

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $140,000.00

Emily Jones
Affiant

Emily Kornbau
State of Tennessee Notary Public
Summer County
My Commission Expires June 19, 2018

SUBSCRIBED AND SWORN TO BEFORE ME THIS 2nd day of June, 2015

Notary Public
Commission Expires: _____

Address of New Owner	Send Tax Bills To:	Map & Parcel
Matthew D. Smith 207 Shadow Glen Drive Nashville, TN 37211	Franklin American Mortgage Company 501 Corporate Centre Dr., Ste. 400 Franklin, TN 37067	161-16-0A-063.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Joel Patrick Walker, married and Joel S. Walker and Julie A. Walker, husband and wife

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Matthew D. Smith, an unmarried man

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being Unit No. 63 on the plan of Townhomes of Shadow Glen, as shown on the exhibit to the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20040315-0029248, as corrected in 20040317-0030572 and Instrument No. 20040720-0086706, and as amended in Instrument No. 20050520-0056887, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

BEING the same property conveyed to Joel Patrick Walker, an unmarried man, and Joel S. Walker and Julie A. Walker, husband and wife, by Warranty Deed from SIRVA Relocation Credit, LLC, dated 9/30/08 and recorded 10/3/08 in Instrument No. 20081003-0100918, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 207 Shadow Glen Drive, Nashville, TN 37211.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we so covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons

whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 2nd day of June, 2015.

Joel Patrick Walker

Katie Walker

Joel S. Walker
By: Joel Patrick Walker, Attorney in Fact

Julie A. Walker
By: Joel Patrick Walker, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State,
Joel Patrick Walker and Katie Walker
with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 2nd day of June, 2015.

CAROL T BAKER
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

Notary Public
My Commission Expires: 3/21/17

STATE OF TENNESSEE
COUNTY OF Williamson

On this the 2nd day of June, 2015, before me personally appeared Joel Patrick Walker to me known to be the person who executed the foregoing instrument on behalf of Joel S. Walker and Julie A. Walker as Attorney in Fact, and who acknowledged that she executed the same as their free act and deed of said Joel S. Walker and Julie A. Walker.

Witness my hand and official seal at Brentwood, Tennessee, this 2nd day of June, 2015

Notary Public

Commission Expires: 3/21/17

CAROL T BAKER
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY