THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 15054218** BILL GARRETT, Davidson County Trans:T20150051124 DEEDWARR Recvd: 06/25/15 13:33 2 pgs Fees:13.00 Taxes:1609.50 20150625-0061295	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: ~~$435~~,000.00. Affiant Subscribed and sworn to before me, this 23rd day of June, 2015. Notary Public My Commission Expires: JONATHAN D. HARRIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAR. 10 2019

WARRANTY DEED

Address New Owner: Michael Ward 1200 APPLECROSS DR Nashville TN 37220-2347	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 161-1-B-128.00 CO

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, **Taylor W. Walker and Ashley P. Walker, Husband and Wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Michael Ward and wife, Rachel Ward** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in the 12th Councilmanic District of Davidson County, Tennessee, being Lot 52, First Revision, Phase Three, Section One, Aberdeen Woods, a Planned Unit Development of record in Instrument Number 20000523-0051434, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Taylor W. Walker and Ashley P. Walker, husband and wife by Warranty Deed from John D. Blackburn and Liana Blackburn, husband and wife, recorded on the 11th day of July, 2012 in Instrument No. 20120711-0060916, in the Register's Office of Davidson County, Tennessee.

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 PHASE 3, SECTION 1, ABERDEEN WOODS, as recorded in Instrument No. 20000523-0051434, ratified at Instrument No. 20000816-0081296.

Covenants, Conditions and Restrictions as set forth in Declaration of Covenants, Conditions and Restrictions and Reservation of Easements recorded in Book 10790, Page 189, amended in Book 11303, Page 555, Book 11714, Page 843, Instrument Nos. 20000203-0011436, 20000816-0081296, 20030221-0023491, 20030221-0023492 and 20030730-0108227.

Charter of Aberdeen Woods Homeowners Association, Inc. recorded in Book 10792, Page 896.

Stormwater Detention Agreement as set forth in instrument recorded in Book 10644, Page 324.

Deed to Homeowners Association for Common Area recorded at Instrument No. 20010110-0003209.

This is improved property located at 1200 APPLECROSS DR Nashville TN 37220-2347

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 23rd day of June, 2015.

Taylor W. Walker

Ashley P. Walker

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Taylor W. Walker and Ashley P. 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 23rd day of June, 2015.

Notary Public

JONATHAN B. HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 10, 2019