THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle Ste. 150** **Brentwood, TN 37027** **CRT File No. 15115927** BILL GARRETT, Davidson County Trans:T20150106427 DEEDWARR Recvd: 12/17/15 08:50 2 pgs Fees:13.00 Taxes:462.50 20151217-0126732	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $125,000.00. Affiant Subscribed and sworn to before me, this 14th day of December, 2015. Notary Public My Commission Expires: 02/26/17 NATHAN L. POWERS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Donald Gary Durham 4252 VALLEY GROVE DR Hermitage TN 37076-2609	Donald Gary Durham 2627 Pennington Bend Blvd Nashville, TN 37214	Tax Parcel ID No. 08616008600

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, **Brandon L. Walker and Amber L. Walker, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Donald Gary Durham, married**, ("Grantees"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being Lot No. 125 on the plan of Valley Grove Subdivision, Section 5, of record in Book 5200, Page 582, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Brandon L. Walker and Amber L. Walker, husband and wife by Warranty Deed from M-Pulse Properties, LLC, recorded on the 22nd day of November, 2010 in Instrument No. 20101122-0093062, 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 2016 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of VALLEY GROVE SUBDIVISION, SECTION 5, as recorded in Plat Book 5200, Page(s) 582, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 6112, Page 277 , but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

This is improved property located at 4252 VALLEY GROVE DR Hermitage TN 37076-2609.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, his 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, his 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 14th day of December, 2015.

Brandon L. Walker

Amber L. Walker

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Brandon L. Walker, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 14th day of December, 2015.

Notary Public
My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

STATE OF IL)
COUNTY OF Cook)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Amber L. Walker, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 10 day of December, 2015.

Notary Public
My Commission Expires: 12.30.17

OFFICIAL SEAL
ANTONIO H CADENA
Notary Public - State of Illinois
My Commission Expires Dec 30, 2017