Davidson County DEEDWARR Recvd: 09/21/16 14:08 3 pgs Fees:18.00 Taxes:421.43 **20160921-0099594**

Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $113,900.00.

Affiant

EVELYN WATKINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-25-2019

Subscribed and sworn to before me, this 15th day of September, 2016.

Notary Public
My commission expires:

02-1604-49841

Address of New Owner:	Send Tax Bills to:	Tax Information:
James M. Walker	Fifth Third Mortgage Company	
508 Chandler Place	5001 Kinsley Dr	D 086-06-0A-
501.00-CO		
Hermitage TN 37076	Cincinnati, OH 45277	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Brian Mitchell Rooker an unmarried man**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **James M. Walker an unmarried man**, hereinafter called the Grantees, their successors 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 508, together with the appurtenant interest in the common elements of Steeplechase Condominium, horizontal property regime established by Master Deed of record in Book 6816, Page 483, as amended in Book 7390, Page 1 and Instrument No. 20051216-0151253, in the Register's Office for Davidson County, said Unit being depicted on the Condominium Site Plan attached as Exhibit C to the aforementioned Master Deed.

Being the same property conveyed to Daphne C. Rooker, unmarried, by deed from Allison A. Hines, unmarried, dated February 28, 2006, recorded on March 21, 2006, of record in Instrument No. 20060321-0032103, Register's Office for Davidson County, Tennessee.
Daphne C. Rooker having since died on November 20, 2015 leaving a Last Will and Testament filed for Probate in Docket No. 16P164, Davidson County Probate Court. Pursuant to said Will, subject property was devised to Debra Catalano, Stephanie Ladd, and Brian Mitchell Rooker.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 508 Chandler Place, Hermitage, TN 37076.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS my hand this 15th day of September, 2016.

Brian Mitchell Rooker

n/a

STATE OF Michigan

COUNTY OF Muskegon

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Brian Mitchell Rooker and** , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in ~~Brentwood, TN~~ Muskegon MI 49, this 15th day of September, 2016.

Notary Irene Dempsey

My Commission expires: April 7, 2022.

IRENE DEMPSEY
County of Muskegon
Notary Public - State of Michigan
My Commission Expires April 7, 2022

True Copy Certification

I, Evelyn Watkins, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Rex Chamberlain, a notary public for this county and state, Evelyn Watkins who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 6-22-20

{Notary' Seal}

