THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 **Record & Return To:** First Title & Escrow Co., Inc. FTEC File No. 33545-03-2017	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $330,000.00. Affiant Subscribed and sworn to before me this 21st day of April, 2017. Notary Public My Commission Expires: 11-6-2017

BRENDA ZITZMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: Frederick W. White 1044 Percy Warner Blvd Nashville, TN 37205	Send Tax Bills To: Farmington Mortgage, a division of CapStar Bank 2002 Richard Jones Road, Suite 300A Nashville, TN 37215	Tax Information: Map and Parcel No.: 129 08 0 069 00

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, **Elizabeth Ann Walker and husband, Aaron Thomas Walker, Jr.,** who joins in the execution of this instrument for the purpose of conveying his marital interest in the property ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Frederick W. White,** an unmarried man ("Grantee"), his heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 1044 Percy Warner Blvd, Nashville, TN 37205.

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

And Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and binds themselves their heirs and assigns to warrant and forever defend the title to said real estate to Grantee, his heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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 the 21st day of April, 2017.

Elizabeth Ann Walker

Aaron Thomas Walker, Jr.

Davidson County DEEDWARR
Recvd: 04/21/17 12:30 3 pgs
Fees:18.00 Taxes:1221.00
20170421-0039374

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Elizabeth Ann Walker and Aaron Thomas Walker, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 21st day of April, 2017.

Notary Public
My Commission Expires:

GEARY G. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES OCTOBER 2, 2019

EXHIBIT "A"

Land in Davidson County, Tennessee being Lot No. 54 on the Plan of Section 1 Warner Park Valley, as of record in Plat Book 3600, pages 12, 13, and 14, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Elizabeth Ann Walker by deed dated May 21, 1993 from William B. Metzger and wife, Nancy M. Metzger, of record in Book 8956, page 900, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. If improvements are completed after January 1 of any year, and the law, pursuant to TCA 67-5-509 and TCA 67-5-603, requires supplement assessment for the year in which improvements are completed, the company assumes no liability for taxes assessed by correction or supplemental assessment.
2. Taxes or special assessments which are not shown as existing liens by the public records.
3. State and County taxes for the year 2017, which have been prorated and assumed by Grantee. Map and Parcel No. 129 08 0 069 00.
4. Restrictive covenants contained in an instrument of record in Book 3466, page 89, and Book 3577, page 511, Register's Office for Davidson, County, Tennessee.
5. All matters appearing on the Plan of record as Book 3600, pages 12, 13, and 14, Register's Office for Davidson County, Tennessee.

Certificate of Authenticity

I, John Cobb Rochford, 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 a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Brenda Zitzman, a notary public for this county and state, John Cobb Rochford, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

BRENDA ZITZMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary's Signature

My Commission Expires: 11-6-2017