Reads 488

THIS INSTRUMENT PREPARED BY:
Baldwin Land Title, PLLC
51 Century Boulevard, Suite 308
Nashville, TN 37214

SEND TAX BILLS TO:
Countrywide Home Loans
801 Crescent Center Drive, #150
Franklin, TN 37067

MAP PARCEL NUMBERS
Map & Parcel No.-173-9-A-168co

Davidson County DEEDWARR
Recvd: 09/16/05 14:17 2 pgs
Fees:13.00 Taxes:634.55

20050916-0111749

WARRANTY DEED

THIS INDENTURE, made and entered into this 9th day of September, **2005**, by and between **Matthew B. Rigsby and Kristina B. Rigsby, husband and wife**, party of the first part, and **Matthew D. Walter and Amy Walter, husband and wife**, party of the second part,

WITNESSETH: That for and in consideration of **$171,500.00** cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in Nashville County of Davidson, State of Tennessee:

Land in Davidson County, Tennessee, being Lot No. 221 on the Plan of Revision Two Resubdivision of Lots 47, 48, 72, 73 and 63 through 69 Section Two Lenox Village as of record in Instrument No. 20030115-0006163, Register's Office for Davidson County, Tennessee to which plan of reference is made for a more complete description.

Being the same property conveyed to Matthew B. Rigsby and Kristina B. Rigsby, husband and wife, by Warranty Deed from Don B. Smithson d/b/a Don B. Smithson Construction in Instrument No. 20030826-0123335. dated 8/15/03, and recorded 8/26/03, Register's Office for Davidson County, Tennessee.

This improved property is also known as 7369 Leveson Way, Nashville, TN 37211.

THIS CONVEYANCE IS SUBJECT TO taxes for the current year which have been prorated and assumed by the Grantee(s); All matters appearing of record on the Plat of record in Instrument No. 20030115-0006163; Restrictive Covenants, Restrictions, Declarations of Covenants, Conditions and Restrictions of record in Book/Instrument No. 20020315-0032826, supplement 20021226-0158458; Dedication to Common Area to Lenox Village Neighborhood Association 20020501-0053757, rerecorded 20020507-0056338; Easements of record in Book/Instrument No. 20010029-0130322, and 20010103-0000902; Master Deed of Record In Instrument Number 20020315-0032825, supplement 20021226-0158459; Storm water definition agreement of record in Book 7361, Page 230, and in Instrument Number 20020408-0042676; Charter of Incorporation of Lenox Village Neighborhood Association HOA of record in Book/Instrument No. 20020412-0045831; any and all zoning regulations, setback lines, building restrictions, easements, charters, by-laws, master deeds, right of ways, etc. all of record in the Register's Office for said County, Tennessee.

The above legal description is identical to the one in the previous deed of record.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered,

and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

Matthew B. Rigsby

Kristina B. Rigsby

STATE OF TENNESSEE, COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Matthew B. Rigsby and Kristina B. Rigsby, husband and wife** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this 9th day of September, **2005.**

TISHA C. BALDWIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

My commission expires 1-27-07

Notary Public

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is, **$171,500.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 9th day of September, **2005**.

NOTARY PUBLIC

CATHERINE A. VASS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN

My commission expires: 5/24/2008

PROPERTY ADDRESS:
7639 Leveson Way
Nashville, TN 37211

Name and address of new owner:
Matthew D. & Amy Walter
7639 Leveson Way
Nashville, TN 37211