Davidson County DEEDWARR
Recvd: 08/02/07 16:05 2 pgs
Fees:13.00 Taxes:516.15

20070802-0092229

Prepared By & Return To:
Infinity Title, LLC
402 BNA Drive, Suite 401
Nashville, TN 37217
07-1755

HUGH B SHOULDERS, JR
STATE OF TENNESSEE NOTARY PUBLIC
COMM. EXP. 7-8-08
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $139,500.00.

K Jenkins
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 25 day of July 07

Notary Public

Commission Expiration:

ADDRESS OF NEW OWNER:
Markeus Walker
Casey Walker
226 Garwood Drive
Nashville, TN 37210

SEND TAX BILLS TO:
Pinnacle National Bank
211 Commerce Street Ste. 300
Nashville, TN 37201

MAP-PARCEL:
11902005500

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Merrie Sweezy Westerbeck and husband, Michael J. Westerbeck

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Markeus Walker and wife, Casey Walker

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being the same property conveyed to Merrie Sweezy Westerbeck and husband, Michael J. Westerbeck on 10/21/1999, by deed from Merrie Sweezy Westerbeck, filed for record on 11/02/1999, in Book 11727, and Page 465, in Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Merrie Sweezy Westerbeck on 04/10/1992, by deed from Richard S. Crutcher and wife, Shannon Crutcher, filed for record on 08/16/1992, in Book 8603, and Page 40, in Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Richard S. Crutcher and wife, Shannon Crutcher and Merrie L. Sweezy on 05/30/1989, by deed from Paul D. Stott and wife, Trina R. Stott filed for record on 06/02/1989, in Book 9210 and Page 18, in Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the source of title shown above.

This is improved property known as: **226 Garwood Drive Nashville, TN 37210**

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 and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 25th day of July, 2007.

Merrie Sweezy Westerbeck
Merrie Sweezy Westerbeck

Michael J. Westerbeck
Michael J. Westerbeck

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Merrie Sweezy Westerbeck and husband, Michael J. Westerbeck**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 25th day of July, 2007.

HUGH B SHOULDERS, JR
STATE OF TENNESSEE NOTARY PUBLIC
COMM. EXP. 7.8.08
WILSON COUNTY

Notary Public

Commission Expiration:

Return to: CS
Cumberland Title
695 President Pl. #202
Smyrna, TN 37167
CS.