27-1-352

Register Return to:
Land Title South, Inc.
3326 Aspen Grove Dr.
Suite 400
Franklin, TN 37067

WARRANTY DEED

THIS INSTRUMENT PREPARED BY Rick Piliponis, Music City Title & Escrow, LLC, 116 Third Avenue South, Nashville, TN 37201 (615) 353-0930		
ADDRESS OF NEW OWNER(S) AS FOLLOWS: **Emily Moth** **3818 West End Avenue #206** **Nashville, TN 37205**	SEND TAX BILLS TO: Franklin American Mtg. Co. ~~SAME~~ 501 Corporate Centre Dr. #400 Franklin TN 37067	MAP-PARCEL NUMBERS: 104090K20600CO

FOR AND IN CONSIDERATION of the sum of ONE AND 00/100 ($1.00) DOLLAR, Cash in Hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is acknowledged, I

ROBERT WILLIAM WALKER

HEREINAFTER called the GRANTOR, has bargained and sold, and by these presents do transfer and convey unto

EMILY C. MOTH, an unmarried woman

HEREINAFTER called the GRANTEE, her heirs 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 No. 206 (erroneously referred to as Unit No. "26" in previous deeds), Building B, on the Plan of Condominium Site of The Montclair, as of record in Book 6900, Page 954, and in Master Deed and By-Laws of record in Book 7332, Page 380, as amended to Book 7902, Page 113, 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 Robert William Walker by warranty deed from Fred B. Hunt, Jr., Trustee of the Cari Rebecca Russell Trust, II-1990, of record as Instrument No. 20011211-0136752, Register's Office for Davidson County, Tennessee.

This is improved (x) property known as **3818 West End Avenue #206, Nashville, TN 37205.**

unimproved ( )

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to the said GRANTEE, her heirs and assigns, forever. And it does covenant with the said GRANTEE, that we are lawfully seized and possessed of the said land in Fee Simple; have a good right to convey it, and the same is unencumbered. And it does further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said land to the said GRANTEE, her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS MY HAND this the 29th day of August, 2007.

Davidson County DEEDWARR
Recvd: 09/11/07 11:13 2 pgs
Fees:13.00 Taxes:915.75

20070911-0108940

ROBERT WILLIAM WALKER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, a Notary Public of the State and County aforesaid, certify that the within named bargainor, **ROBERT WILLIAM WALKER**, with whom I am personally acquainted or who was proved on the basis of satisfactory evidence to me to be the persons described in and who executed the foregoing instrument personally appeared before me and acknowledged under oath that he executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND AND NOTARIAL SEAL at office in the State and County aforesaid, this the 29th day of August, 2007.

NOTARY PUBLIC
My Commission Expires: 10-19-08

RICK PILIPONIS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $247,500.00.

AFFIANT

Sworn to and subscribed to before me this 29th day of August, 2007.

NOTARY PUBLIC

My Commission Expires: 10-19-08

RICK PILIPONIS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY