Prepared by & Return to:
Commerce Union Title, LLC
100 Bluegrass Commons Blvd., #211
Hendersonville, TN 37075

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/06/08 13:54 2 pgs
Fees:13.00 Taxes:536.50
20080206-0012462

CARLA JOHNSON
NOTARY PUBLIC AT LARGE
RUTHERFORD COUNTY, TN

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $145,000.00

Affiant

Subscribed and sworn to before me this 18th day of January, 2008

Notary Public
My Commission expires: 10.17.11
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Steven L. Wright	SAME AS NEW OWNER	149-02-0-018.00
2219 Cottage Hill Dr.		
Antioch, TN 37013		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Charles Walker**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Steven L. Wright, a single man**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 26 on the plan of Cottage Hill, Section I, of record in Book 4860, page 83, 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 Charles Walker, by deed from Eric A. Roberts and wife, Starr R. Roberts, on May 24, 2007, of record in Instrument Number 20070531-0064650, Register's Office for Davidson County, Tennessee.

The property is subject to the following:

- Taxes and assessments for the year 2008 and subsequent years, plus any penalties and interest which may accrue.
- Subject to all matters as shown on the Plan of record in Book 4860, page 83, Register's Office Davidson County, Tennessee.

This is improved property known as: **2219 Cottage Hill Drive, Antioch, TN 37013**

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 GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE 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.

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 our hands this January 18, 2008.

Charles Walker

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Charles Walker** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this January 18, 2008

My commission expires 8/16/10

Notary Public

