Davidson County DEEDWARR
Recvd: 04/22/08 11:30 2 pg:
Fees:13.00 Taxes:921.30

20080422-0041000

MONTE POE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$249,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 21st DAY OF **APRIL, 2008.**

Notary Public

MY COMMISSION EXPIRES: 9/25/08

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
STEPHEN L. MOFFITT, ET UX	NEW OWNER	**142-03-0-071.00**
(NAME) **477 SADDLE DRIVE**	(NAME)	
(ADDRESS) **NASHVILLE, TN 37221**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **I, RUTH MACIA, UNMARRIED,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **STEPHEN L. MOFFITT AND WIFE, DONNA L. MOFFITT,** HEREINAFTER CALLED THE GRANTEES, THEIR 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 Lot 309, PLAN OF WALNUT HILL MANOR, SECTION 1, as shown on plat of record in Plat Book 4460, page 108, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Ruth Macia from J. Michael Combs and wife, Retha Faye Combs by deed dated August 18, 2006 of record as Instrument No. 20060824-0104368, Register's Office for Davidson County, Tennessee.

See Limited Power of Attorney being recorded simultaneously herewith as Instrument No. 20080422040999 Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters as shown on the Plan of record in Book 4460, page 108; Restrictions of record in Book 4643, page 946, Book 5057, page 885, and Book 5440, page 138, said Register's Office and any and all other easements, conditions and restrictions which may affect said property of record in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved(X) property, known as **477 SADDLE DRIVE, NASHVILLE, TN 37221**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 21st day of **April, 2008**.

Ruth Macia by [illegible] Attorney In Fact

RUTH MACIA
BY: APRIL CONSULO, ATTORNEY IN FACT FOR RUTH MACIA

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 21st day of April, 2008, before me personally appeared **APRIL CONSULO, ATTORNEY IN FACT FOR RUTH MACIA,** to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of **RUTH MACIA**, and who acknowledged that she executed the same as the free act and deed of **RUTH MACIA**.

Witness my hand and official seal at Nashville, Tennessee this 21st day of April, 2008.

My commission expires: AUGUST 23, 2011

Deborah A. Cohen
Notary Public

DEBORAH A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN