Davidson County DEEDWARR
Recvd: 07/03/08 14:44 2 pg
Fees:13.00 Taxes:471.75

20080703-0069186

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is $127,500.00.

Affiant

JOHNNA L. SMITH STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TENN.

Subscribed and sworn to before me, this 2nd day of July, 2008.

Notary Public: Johnna L. Smith
My Commission Expires: 10/18/11

WARRANTY DEED

Name and Address and New Owner:	Send Tax Bills To:	Map/Parcel Number:
Douglas Scott Knox and Brooke Ann Knox 3116 Freeman Hollow Road Goodlettsville, TN 37072	New Owner	01100008600

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, Aaron T. Walker and wife, Robin M. Walker, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Douglas Scott Knox and wife, Brooke Ann Knox, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows to-wit:

BEING Lot No. 5 on the Plan of North Land Estates, Section One, as of record in Plat Book 3842, Page 212, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Aaron T. Walker, married and wife, Robin M. Walker, dated June 7, 2002, recorded June 12, 2002, in Instrument Number 20020612-0071361, Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.

Rights or claims of parties in possession not shown by the public records;

Taxes and assessments for the year 2008 and subsequent years.

Subject to conditions, easements, restrictions, and/or building set-back lines that appears on the plat of record in Plat Book 3842, Page 212, Register's Office for Davidson County, Tennessee.

Restrictive Covenants of record in Book 4278, Page 820, Register's Office for Davidson County, Tennessee.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as: 3116 Freeman Hollow Road, Goodlettsville, TN 37072

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. Grantors covenant with said Grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and encumbrances of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Witness my/our hand(s) this the 2nd day of July, 2008.

Aaron T. Walker

Robin M. Walker

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State the within named **Aaron T. Walker and Robin M. Walker**, the bargainor(s), 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, this 2nd day of July, 2008.

Commission Expires: 10/18/08

Notary Public: Johnna L. Smith

JOHNNA L. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN.

This Instrument Prepared By:

Highland Title, LLC.
394 West Main Street, Suite B-5
Hendersonville, TN 37075