Davidson County DEEDWARR
Recvd: 07/25/08 12:03 2 pg
Fees:13.00 Taxes:852.67

20080725-0076367

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $230,450.00

Affiant

Subscribed and sworn to before me, this 23rd DAY OF July, 2008.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL) COMMISSION EXPIRES 01/03/2011

RACHEL WILSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

WARRANTY DEED

RW-08-178

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
1812 Broadway
Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Paul Walters	Access National Mortgage Corp.	
178 2nd Avenue North, #208 (ADDRESS)	1800 Robert Fulton Drive, Suite 350 (ADDRESS)	
Nashville, TN 37201 (CITY) (STATE) (ZIP)	Reston, VA 20191 (CITY) (STATE) (ZIP)	93-2-4-A-208 CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we CHRIS A. MOORE, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto PAUL WALTERS AND AMY WALTERS, HUSBAND AND WIFE, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit 208, THE QUARTERS Condominiums, as established under Master Deed of record in Instrument No. 20050902-0106149, in the Register's Office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Chris A. Moore, unmarried by Warranty Deed from 178 2nd Avenue North, LLC, a Georgia limited liability company, recorded on the 2nd day of March, 2006 in Instrument No. 20060302-0024338, in the Register's Office of Davidson County, Tennessee. Chris A. Moore having since married. His spouse, Heather Moore joins in this conveyance for the purpose of conveying any and all marital rights in and to said property.

This conveyance is subject to any and all existing easements and restrictions as shown of record, including Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 9183, Page 130, as amended and supplemented in Book 11625, Page 280; Charter of Homeowners Association recorded at Instrument No. 20050725-0086313; Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing THE QUARTERS Condominiums of record in Instrument No. 20050902-0106149 ; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; Tennessee Conservation Easement recorded in Book 7088, Page 975; Ordinance for Redevelopment Plan No. 093-773 (as Amended) and 099-1762 approved by the Metropolitan Council of Nashville and Davidson County, Registers Office for said County.

unimproved ( )
This is improved (X) property, known as **178 2nd Avenue North, #208, Nashville, Tennessee 37201**
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 23rd day of July, 2008.

Chris A. Moore

Heather Moore

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Chris A. Moore and Heather Moore, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 23rd day of July, 2008.

Notary Public

My Commission Expires: COMMISSION EXPIRES 01/03/2011

(SEAL)

RACHEL WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

RETURN TO:
Commerce Title & Escrow, LLC
1812 Broadway
Nashville, TN 37203
Phone: (615)515-3530