BILL GARRETT, Davidson County
Trans:T20100046077 DEEDWARR
Recvd: 07/28/10 09:10 2 pgs
Fees:13.00 Taxes:555.00
20100728-0059031

THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
1000 Pleasant Grove Place, Ste. 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER
Jay V. Moore
3632 Burwick Place
Antioch, TN 37013

MORTGAGEE

SEND TAX BILLS
New Owner

MAP-PARCEL:
MAP 151-01-0-A
PARCEL 086.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Candido Perez and wife, Luz Maria Perez,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Jay V. Moore, unmarried,** 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 No. 86 on the Plan of Chatham Pointe, a Planned Unit Development, of record in Plat Book 6900, Pages 444-447, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Candido Perez and wife, Luz Maria Perez by deed from Nelson/Puncochar/Harding, a TN General Partnership, dated June 30, 1994 and filed of record in Book 9398, Page 114, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including restrictive covenants of record in Book 7358, Page 656; Amended in Book 7538, Page 792, Amended in Book 7599, Page 812, Amended in Book 8667, Page 381; easements, covenants conditions and all matters and notes as shown on the plan of record in Plat Book 6900, Page 444-447, Register's Office, Davidson, County, Tennessee.

This is the same description as in previous deed of record.

Property Taxes for the current year have been agreed to by the parties and will be paid for by the Grantee.

This is improved property known as **3632 Burwick Place Antioch, TN 37013.**

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 our hands this 23rd day of July, 2010.

Candido Perez

Luz Maria Perez

STATE OF Tennessee
COUNTY OF Wilson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Candido Perez and wife, Luz Maria Perez, 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 23rd day of July, 2010.

NOTARY PUBLIC

DEAN ROBINSON NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY

My Commission Expires: 1.2.12

STATE OF Tennessee
COUNTY OF Wilson

The actual consideration or value, whichever is greater for this transfer is $150,000.00.

AFFIANT

Subscribed and sworn to before me this 23rd day of July, 2010.

NOTARY PUBLIC

DEAN ROBINSON NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY

My Commission Expires: 1.2.12