BILL GARRETT, Davidson County
Trans:T20100074442 DEEDWARR
Recvd: 11/24/10 08:35 2 pgs
Fees:13.00 Taxes:333.00
20101124-0094007

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

ADDRESS NEW OWNER
Jacqueline A. Locke
49 Chandler Road
Mt. Juliet, TN 37122

MORTGAGEE
Pinnacle National Bank
150 3rd Avenue South, Suite 900
Nashville, TN 37201

SEND TAX BILLS
Owner

MAP-PARCEL:
MAP 086-07-0
PARCEL 135.00

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, **James T. Moore, unmarried and Jewelle O. Wilson, unmarried,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Jacqueline A. Locke,** 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:

Being Lot No. 286 on the Final Plan of Jackson's Retreat, Phase V-A, as of record in Plat Book 6250, Page 309, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to James T. Moore and Jewelle O. Wilson by deed from Regina G. (Rather) Wilder and husband, Timothy Wilder, dated July 24, 1998, filed for record in Book 11038, Page 38, 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 Declaration of Covenants, Conditions and Restrictions of record in Book 5741, Page 360; By-Laws of record in Book 5745, Page 294; Charter for the Homeowners Association of record in Book 5745, Page 283 and Restrictions of record in Book 6482, Page 679; easements, covenants conditions and all matters and notes as shown on the plan of record in Plat Book 6250, Page 309, Register's Office for 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 **1321 Presidential Trace Hermitage, TN 37076.**

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 19th day of November, 2010.

James T. Moore

Jewelle O. Wilson

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named James T. Moore and Jewelle O. Wilson, 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 19th day of November, 2010.

NOTARY PUBLIC

DEAN ROBINSON NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY

My Commission Expires: 1-2-12

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is $90,000.00.

AFFIANT

Subscribed and sworn to before me this 19th day of November, 2010.

NOTARY PUBLIC

DEAN ROBINSON NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY

My Commission Expires: 1-2-12