BILL GARRETT, Davidson County
Trans:T20100075751 DEEDWARR
Recvd: 12/01/10 15:44 3 pgs
Fees:18.00 Taxes:869.50
20101201-0095684

Box 44

THIS INSTRUMENT PREPARED BY:
George V. Crawford, Jr.
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
315 Deaderick Street, Suite 1100
P. O. Box 198888
Nashville, Tennessee 37219-8888
(615) 244-4994

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $235,000.00.

Affiant

Subscribed and sworn to before me this 31st day of December, 2010.

Notary Public

LINDA TURNER RAY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

My Commission Expires: 1/6/14

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
Edward A. Hook, Jr. 1308 Hatteras Way Nashville, TN 37221	SAME	155 08 0E 084.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **STEPHEN P. MOSELEY AND WIFE, MALINDA L. MOSELEY**, hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **EDWARD A. HOOK, JR.**, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 61 on the Plan of Final Plat, Re-subdivision, Bellevue Highlands, Phase 2, of record in Instrument No. 20010202-0010403, Register's Office for Davidson County, TN, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to Stephen P. Moseley and wife, Malinda L. Moseley by deed dated December 31, 2003, from Julie M. Nelson, unmarried, of record as Instrument No. 20040123-0009139, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. All matters as shown on the Plan of record as Instrument No. 20010202-0010403, Register's Office for Davidson County, Tennessee.

2. PUD Boundary Plat of record in Book 9700, page 955, Register's Office for Davidson County, Tennessee.

3. Declaration of Covenants, Conditions and Restrictions, including liens for annual assessments, contained in instrument of record in book 11592, page 670, and By-Laws in Book 11592, page 707, Register's Office for Davidson, Tennessee.

4. Storm Water Detention Agreement of record in Book 11509, page 615, Register's Office for Davidson County, Tennessee.

5. Easement Agreement of record in Instrument No. 20021105-0136032, Register's Office for Davidson County, Tennessee.

6. Quitclaim of Open Space to Bellevue Highlands Homeowners' Association, Inc., of record in Instrument No. 20020506-0054929, Register's Office for Davidson County, Tennessee.

7. Rights of others in and to the common elements.

This is improved property known as: **1308 Hatteras Way Nashville, TN 37221.**

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, his heirs and assigns, forever; and we covenant with the said Grantee 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 further covenant and bind ourselves, our heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 1st day of December, 2010.

Stephen P. Moseley

Malinda L. Moseley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **STEPHEN P. MOSELEY**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 1st day of December, 2010

Notary Public

My Commission Expires:

GEORGE V. CRAWFORD, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 2, 2011

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **MALINDA L. MOSELEY**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 1st day of December, 2010

Notary Public

My Commission Expires:

GEORGE V. CRAWFORD, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 2, 2011