Bk 44

THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:
W. AARON FORTNER, ATTORNEY AT LAW
c/o 10 Cadillac Drive, Ste. 150
Brentwood, Tennessee 37027

BILL GARRETT, Davidson County
Trans:T20100080295 DEEDWARR
Recvd: 12/21/10 14:13 1 pgs
Fees:13.00 Taxes:1193.25
20101221-0101518

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Marissa G. Moore and Jeremy H. Moore 5933 Hitching Post Lane Nashville, Tennessee 37211	Same as owner	172-14-A-8 CO

For and in consideration of the sum of Ten Dollars, cash paid in hand paid by the hereinafter named Grantees, and for other good and valuable consideration, the receipt of which is hereby acknowledged, we, **DOUGLAS W. WALKER and wife, ELISA B. WALKER**, hereinafter called the Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto **MARISSA MOORE and husband, JEREMY MOORE**, hereinafter called the Grantees, their heirs and assigns, all of our right, title, and interest in and to the following described Real Property in **Davidson** County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 103 on the Plan of Wexford Downs, Section One, a Planned Unit Development, as of record in Plat Book 9700, pages 308 and 309, Register's Office for said County, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Douglas W. Walker and wife, Elisa B. Walker, by Warranty Deed, from Anthony Durham, DDS and wife, Theresa C. Durham, of record in Instrument No. 20030122-0009253, Register's Office for Davidson County, Tennessee, dated 01/15/2003, and recorded 01/22/2003.

This is improved property known as **5933 Hitching Post Lane, Nashville, Tennessee 37211 .**

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, forever. GRANTOR covenants with 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 set out herein. We do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 **20th** day of **December, 2010**:

Douglas W. Walker

Elisa B. Walker

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **DOUGLAS W. WALKER AND WIFE, ELISA B. WALKER**, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person or persons executed the within instrument for the purposes therein contained. Witness my hand and official seal, this 20th day of December, 2010:

Notary Public

My Commission Expires: 6/15/2014

LORI C. WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $322,500.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 20th DAY OF DECEMBER, 2010.

Notary Public

My Commission Expires: 3-9-13

IVA J. BINKLEY
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY, TENN.