WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $56,900.00

Affiant

Subscribed and sworn to before me, this 26TH DAY OF JANUARY, 2011.

Notary Public

MY COMMISSION EXPIRES: 1-26-11

(AFFIX SEAL)

KATHERINE LEE Notary Public At Large ROBERTSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert Randall Walker, an unmarried man	Nationstar Mortgage, LLC (NAME)	034030B20700CO
207 Churchill Crossing (ADDRESS)	109 Hazel Path, Units 7 & 8 (ADDRESS)	
Madison, TN 37115 (CITY) (STATE) (ZIP)	Hendersonville, TN 37075 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Kevin Moberly and wife, Sharon Moberly, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Robert Randall Walker, an unmarried man, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

A CERTAIN CONDOMINIUM APARTMENT IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING UNIT NO. 207-2, BUILDING 2 ON THE HORIZONTAL PROPERTY REGIME OF CHURCHILL CROSSING CONDOMINIUMS, AS RECORDED IN THE MASTER DEED OF RECORD IN BOOK 7792, PAGE 915, AS AMENDED IN BOOK 7804, PAGE 616, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION OF SAID UNIT.

BEING THE SAME PROPERTY CONVEYED TO KEVIN MOBERLY AND WIFE, SHARON MOBERLY, BY DEED FROM ALISA LORAY HULING, A MARRIED WOMAN, DATED 04/13/07 AND RECORDED 06/13/07 BY INSTRUMENT NO. 20070613-0070803, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2011 AND SUBSEQUENT YEARS.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 207 Churchill Crossing, Madison, TN 37115
(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 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 my/our hand(s) this 26th day of January, 2011.

BILL GARRETT, Davidson County
Trans:T20110007243 DEEDWARR
Recvd: 02/03/11 14:19 2 pgs
Fees:13.00 Taxes:247.53
20110203-0009827

WARRANTY DEED
(Continued)

1-26-11
Sharon Moberly

STATE OF Kentucky
COUNTY OF Fayette

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Sharon Moberly, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 25th day of January, 2011.

Notary Public

My Commission Expires: My Commission Expires November 13, 2011

(SEAL)

1-26-11
Kevin Moberly

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kevin Moberly, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 26th day of January, 2011.

Notary Public

My Commission Expires: 11-7-11

(SEAL)

RETURN TO:
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 7, 2011