Instr:200003010020087 Page: 1 OF 2
REC'D FOR REC 03/01/2000 1:39:58PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $703.00

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $190,000.00.

x Martha L Smith
Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public, this 29th day of February, 2000.

Notary Public

My Commission Expires: 10/22/01

NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY

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**WARRANTY DEED**

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**THIS INSTRUMENT WAS PREPARED BY**

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

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ADDRESS NEW OWNER(S) AS FOLLOWS:
Martha L. Smith and Brad E. Moss
1101 Nutmeg Court
Brentwood, Tennessee 37027

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
Map/Parcel: 160-11-0-073.00

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Randall T. Love and wife, Jacqulyn Love,** hereinafter referred to as Grantors, hereby transfer and convey to **Martha L. Smith, an unmarried woman and Brad R. Moss, an unmarried man as tenants in common with right of survivorship,** hereinafter referred to as 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. 38 on the Plan of Hearthstone, Phase 9, of record in Book 6900, page 374, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Randall T. Love and wife, Jacqulyn Love by Warranty Deed from Patricia A. Little, unmarried of record in Book 9413, page 64 in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO:

The Plan of record in Book 6900, page 374 in the Register's Office for Davidson County, Tennessee.

Restrictive Covenants of record in book 5409, page 485, as amended in Book 5479, page 422; Book 5802, page 577, Book 5963, page 286; Book 6140, page 75; Book 6140, page 81; Book 6293, page

All other easements and restrictions of record in said Resister's Office.

County/City Taxes for the year 2000 are a lien not yet due and payable . Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 1101 Nutmeg Court, Brentwood, Tennessee 37027.

**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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 hand this 29th day of February, 2000.

Randall T. Love

**Randall T. Love**

Jacqulyn Love

**Jacqulyn Love**

**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 Randall T. Love, and wife, and Jacqulyn Love, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 29th day of February, 2000.

Notary Public

10/22/01

My Commission Expires