Instr:200008180081923 Page: 1 OF 2
REC'D FOR REC 08/18/2000 12:59:31PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $980.23

WARRANTY DEED

N--00-0532

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 237,900 —

James L. Moore
Affiant

Subscribed and sworn to before me, this 18th DAY OF August, 2000.

Notary Public

MY COMMISSION EXPIRES: 10-25-2003
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
MARY FRANCES RUDY, ATTORNEY AT LAW
2000 GLEN ECHO ROAD, SUITE 209
NASHVILLE, TENNESSEE 37215

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James L. Moore and wife	**NEW OWNERS AT SAME ADDRESS**	
7437 Somerset Place	(NAME)	141-15-D-72
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37221		
(CITY) (STATE) (ZIP)	(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 J. THEODORE RUOF AND MARGARET S. RUOF, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto JAMES L. MOORE AND RUTH P. MOORE, 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:

LAND in Davidson County, Tennessee, being Lot No. 72 on the Plan of Resubdivision of Lots Nos. 67-73, 121-127 and a portion of the open spaces, Phase II, Sheffield on the Harpeth, a Planned Unit Development, of record in Book 6900, Page 985, Register's Office for Davidson County, Tennessee.

SAID Lot No. 72 fronts 81.50 feet on the southerly side of Somerset Place and extends back 130.81 feet on the westerly line and 130.04 feet on the easterly line to a line in the rear which measures 81.50 feet thereon.

Being the same property conveyed to J Theodore Ruof and wife, Mary Margagret Ruof by deed of record in Book 8264, Page 80, Register's Office for Davidson County.

This conveyance is subject to Restrictive Covenants of record in Book 6925, Page 900; Book 7145, Page 954; Book 8505; Page 598, Book 8747, Page 97; and Book 9313, Page 806, Register's Office for Davidson County, Tennessee.

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

unimproved ( )
This is improved (X) property, known as 7437 Somerset Place, Nashville, Tennessee 37221
(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 18th day of August, 2000.

J. Theodore Ruof

Margaret S. Ruof

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, , a Notary Public in and for said County and State, the within named J. Theodore Ruof and Margaret S. Ruof, 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 at Nashville, Tennessee, this 18th day of August, 2000.

My Commission Expires: 9-28-2002

Notary Public

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, _____, a Notary Public within and for said County and State aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the 18th day of August, 2000.

My Commission Expires _____

_____
Notary Public

MARY FRANCES RUDY
ATTORNEY - AT - LAW

RETURN TO:
RUDY TITLE AND ESCROW, LLC.

☐ 100 Hazel Path, Suite A
Hendersonville, Tennessee 37075

☐ 111 W. College Street
Murfreesboro, Tennessee 37130

☐ 2000 Glen Echo Road, Suite 209
Nashville, Tennessee 37215

☐ 4733 Andrew Jackson Parkway, Suite 1-C
Hermitage, Tennessee 37076

☐ 224 Old Hickory Boulevard, Suite B
Nashville, Tennessee 37221

☐ 1770 Kirby Parkway, Suite 207
Forum Building III
Memphis, Tennessee 38138