File Box 8

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $385,000.00

Jennifer McDowell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF MAY, 2001.

SHANNE RUDDRIK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

Notary Public

MY COMMISSION EXPIRES: March 11, 2003.
(AFFIX SEAL)

My Commission Expires May 29, 2003

**THIS INSTRUMENT WAS PREPARED BY**
Charles H. Beaty, BPR #2282, 504 Autumn Springs Court, Franklin, TN 37067

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| JOHN C. BEITER III | BANK OF AMERICA | MAP 145-140 |
| (NAME) 1222 Carl Seyfert Drive | (NAME) 275 Valencia Ave | PARCEL 053.00 |
| (ADDRESS) Brentwood, TN 37027 | (ADDRESS) Brea, CA 92823 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **JAMES M. MOORE AND WIFE, PENELOPE L. MOORE**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JOHN C. BEITER III AND WIFE, DIANE K. BARTLEY**, HEREINAFTER CALLED THE 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. 15 on the Plan of Galaxy Estates as of record in Book 4175, Page 77, said Register's Office, to which plan reference is hereby made for a more complete and accurate description.

BEING the property conveyed to James M. Moore and wife, Connie B. Moore by deed from Kathleen O. Garrett and husband, Michael J. Garrett dated January 21, 1997 recorded in Book 10326, Page 777 and Re-recorded in Book 10337, Page 424, Register's Office for Davidson County, Tennessee. The said Connie B. Moore died November 18, 1999 leaving said property vested in James M. Moore, as the surviving tenant.

Penelope L. Moore wife, of the above named James M. Moore joins in this Conveyance for the purpose of releasing any and all rights she may have in and to the above described property, especially her marital rights.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING CONDITIONS:
Subject to setback lines, easements, and all matters, etc., of record in Plat Book 4175, Page 77, said Register's Office.
Easement for Sanitary Sewer and/or Storm Drainage of record in book 7825, Page 13, said Register's Office.
Subject to Plat Certificate of record in Book 4175, Page 77, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 1222 CARL SEYFERT DRIVE, BRENTWOOD, TN 37027
(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 hand this 31st day of May, 2001.

James M. Moore
JAMES M. MOORE

Penelope L. Moore
PENELOPE L. MOORE

Davidson County DEEDWARR
Recvd: 06/01/01 16:50 2pgs
Fees:11.00 Taxes:1424.50

20010601-0057333

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 JAMES M. MOORE AND WIFE, PENELOPE L. MOORE, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that THEY executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee this 31st day of May, 2001.

Commission expires: March 11, 2003

Tammy Hodges
Notary Public

