21-1-779

PREPARED BY:
Lender's Title & Escrow LLC
501 Corporate Centre Drive, Suite 460
Franklin, Tennessee 37067

Davidson County DEEDWARR
Recvd: 09/10/01 13:18 2pgs
Fees:13.00 Taxes:610.50

20010910-0097877

WARRANTY DEED

THIS INDENTURE is made and entered into this **10th** day of **July, 2001** by and between **KATHLEEN M. SAGE, [redacted]married***, herein after referred to as GRANTOR, and **GORDON MOFFAT and wife, TINA MOFFAT** , herein after referred to as GRANTEE.

*and husband Bobby Bruton

WITNESSETH: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES, all of GRANTOR'S right, title and interest in the following described property lying in City of **NASHVILLE,** County of **Davidson,** State of Tennessee, more particularly described as follows:

Being Lot No. 52 and the easterly one-half (1/2) (or 25.0 feet) of Lot No. 53, on the Plan of Montrose Place, of record in Plat Book 57, page 93, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Kathleen M. Sage by deed from Julia Holly McCall , Unmarried, of record in Book 11372, page 143, Register's Office for Davidson County, Tennessee.

This is improved/unimproved property known as: 1100 GILMORE AVENUE, NASHVILLE, TN 37204

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

KATHLEEN M. SAGE, [redacted]
Signature of Seller

Bobby Bruton

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public of said County and State, **KATHLEEN M. SAGE, [redacted]married** *, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **10th** day of **July, 2001.**

*and husband Bobby Bruton

Notary Public

My Commission Expires: May 23, 2005

SUZANNE T. EGGERS ★ NOTARY PUBLIC AT LARGE ★ RUTHERFORD, TENNESSEE

Name and Address of Property Owner:
GORDON MOFFAT and TINA MOFFAT
1100 GILMORE AVENUE, NASHVILLE, TN 37204

Send Tax Statements to:
FRANKLIN AMERICAN MORTGAGE COMPANY
501 CORPORATE CENTRE DRIVE SUITE 400, FRANKLIN, TN 37067

Map/Parcel 118-01-0-106

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$165,000.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this **10th** day of **July, 2001.**

Notary Public

My Commission Expires: May 23, 2005

SUZANNE T. EGGERS ★ NOTARY PUBLIC AT LARGE ★ RUTHERFORD, TENNESSEE

RETURN TO:

Lender's Title & Escrow LLC
501 Corporate Centre Drive, Suite 460
Franklin, Tennessee 37067
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