WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 106,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF June, 2020

Notary Public

COMMISSION EXPIRES: 01-28-02
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE SEVIER COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY

AmTitle & Escrow, LLC, 515 Rivergate Parkway, Suite 111, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ronnie W. Dickerson (NAME)	First Horizon Home Loan Corp. (NAME)	MAP 009
7930 Greenbrier Road (ADDRESS)	4000 Horizon Way (ADDRESS)	PARCEL 034
Joelton, TN 37080 (CITY) (STATE) (ZIP)	Irving, Texas 75063 (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, Marie Moore, Unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ronnie W. Dickerson, Unmarried

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, Tennesssee, described as follows:
Beginning at a spike in the center of the Greenbrier Road, the beginning point being in the north boundary line of the John C. Moore 50-acre tract; thence running S. 28 1/4 degrees W. 187.0' to a stake 10' south of the shoulder of the road; thence S. 53 1/2 degrees W. 99' to the original corner (white oak stump gone) replaced by a stake; thence S. 18 degrees E. 396.0' to the south edge of a branch, this being the S.E. corner of the Russell Moore 2.8 acre tract and the original John C. Moore 53 acre tract; thence N. 67 degrees E. 235.0' to a point in branch, this being the S.E. corner of Russell Moore 2.8 acre tract, also the S.W. corner of John C. Moore 30-acre tract; thence N. 18 degrees W. 540.0' to the beginning containing 2.8 acres, this being a part of John C. Moore 53 acre tract; Survey by C. J. Carney, January 18, 1950.

BEING the same property conveyed to Russell Moore and Marie Moore by Warranty Deed from John C. Moore and wife, Nina F. Moroe of record in Book 1786, page 514, Register's Office for Davidson County, TN. The said Russell Moore having since died.

This conveyance is subject to taxes for the year 2002, and subsequent years, easements and restrictive covenants of record.

Davidson County DEEDWARR
Recvd: 07/01/02 12:50 2pgs
Fees:13.00 Taxes:392.20

20020701-0078737

unimproved ( )
This is improved (X) property, known as 7930 Greenbrier Road, Joelton, TN 37080
(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 28th day of June, 2020

Marie Moore
Marie Moore

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Marie Moore, Unmarried

the bargainor _____, 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 at Goodlettsville, Tennessee, this 28th day of June, 2020.

Commission expires 01-28-23

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County 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 _____, and attesting the same by the said _____ as such _____.

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

My commission expires _____

_____
Notary Public