STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $169,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th day of March, 2004.

Notary Public

MY COMMISSION EXPIRES: October 12, 2005.
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 03/08/04 09:20 2pgs
Fees:13.00 Taxes:625.30
20040308-0025910

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE Sumner County, Tennessee

THIS INSTRUMENT WAS PREPARED BY
Mitchell A. Watts, Attorney at Law, 2400 Crestmoor Road Suite 102, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP
Sean R. Moore	Bank of America	104-11
2718 Acklen Avenue	900 W. Trade Street	GROUP
Nashville, Tennessee 37212	Charlotte, NC 38255	PARCEL 12

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of *****One Hundred Sixty Nine Thousand dollars and Zero cents ($169,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Scott Troxel and wife, Lori Troxel, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Sean R. Moore and wife, Renata C. Moore, 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.

BEING Lot No. 39 on the map showing Rich Re-subdivision of certain lots in Stokes and Marshall's Subdivision as of record in Book 547, page 172, Register's Office for Davidson County, Tennessee.

SAID Lot No. 39 fronts 50.0 feet on the northerly side of Acklen, formerly Marshall, Avenue and runs back between parallel lines 168.5 feet to an alley.

BEING the same property conveyed to Scott Troxel and wife, Lori Troxel, by deed from Cecile Duffer, unmarried, of record as Instrument No. 20031119-0168825 in the Register's Office for Davidson County, Tennessee.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property and all matters shown on the plan of record.

unimproved ☐

This is improved ☒ property, known as 2718 Acklen Avenue, Nashville, TN 37212

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 our hands this 4th day of March, 2004.

Scott Troxel

Lori Troxel

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Mitchell A. Watts, a Notary Public in and for said County and State, the within named Scott Troxel and Lori Troxel, the bargainors, 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 Nashville, Tennessee this 4th day of March, 2004.

Commission expires: October 12, 2005

Mitchell A. Watts Notary Public

MITCHELL A. WATTS
NOTARY PUBLIC AT LARGE
Sumner County, Tennessee