Davidson County DEEDWARR
Recvd: 04/02/04 10:31 2pgs
Fees:13.00 Taxes:402.93

20040402-0037270

WARRANTY DEED

BOX 50-B

PREPARED BY: BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

RETURN TO:

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $108,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF MARCH, 2004.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title Company
216 Centerview Drive
Suite 139
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sean Chism	~~Sean Chism~~ COURTESY	133-06-170.00
(NAME)	(NAME)	
3701 Tibbs Drive	4500 PARK GRANADA	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	CALABASAS CA 91302-1613	
(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, Richard C. Moore , HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Sean Chism , 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 a tract of land on the Southerly margin of Tibbs Drive, of record in Deed Book 3884, Page 539, Register's Office, Davidson County, Tennessee, and being further described according to a mortgage loan inspection by Campbell McRae and Associates Surveying, Inc., License #1673, 2424 21st Ave. Suite 201, Nashville, TN 37212 dated November 26, 1996 as follows:

Beginning on the Southerly margin of Tibbs Drive at the Northwest corner of a lot on the Plan of Leonard Heights, as of record in Plat Book 2330, Page 15, Register's Office for said County; thence with the Westerly line of said Lot, South 02 degrees 01 minute West, 231.4 feet; thence Northwesterly 136.75 feet to a point; thence with the same, North 134.5 feet to the beginning of the curve; thence around said

Continued on next page.

Being the same property conveyed to Richard C. Moore by Warranty Deed dated October 24, 2003 from The Bank of New York, acting solely in its capacity as Trustee of EQCC Trust 2001-1F of record in Instrument No. 20031119-0168604, Register's Office for Davidson County, Tennessee.

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

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easement of record, (3) all subdivision / condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 3701 Tibbs Drive, Nashville, TN 37211

(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 29th day of March, 2004.

Richard C. Moore

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 Richard C. Moore the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that his executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this the 29th day of March, 2004.

My Commission Expires:_____

Notary Public

My Commission Expires Jan. 25, 2006

JEFF FARRIS
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENNESSEE

File Number2403501
RETURN TO:
Cumberland Title Company
216 Centerview Drive
Suite 139
Brentwood, TN 37027

Continuation of Legal

curve, having a radius of 25 feet, Northwesterly 39.27 feet to the Southerly margin of Tibbs Drive; thence with the same Easterly 91.82 feet to the beginning.