WARRANTY DEED

KAREN M. TATE NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TN

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $129,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4TH DAY OF MAY, 2004.

Notary Public

MY COMMISSION EXPIRES: 5-23-05

(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 05/13/04 14:34 2pgs
Fees:13.00 Taxes:477.30

20040513-0056273

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title Company
695 President Place , Suite #202
Smyrna, TN 37167

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lisa R. Moment and Ida M. Moment	new owner	150-03-0-450
(NAME)	(NAME)	
705 Rigger Court	←	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217		
(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, **William L. Sowle**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Lisa R. Moment, unmarried and Ida M. Moment, 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:

Being Lot No. 57 on the Plan of HARBOR LANDING, Section THREE, as of record in Plat Book 6900, Page 348, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to William L. Sowle by deed dated September 18, 2002 from MEL MARTINEZ, SECRETARY OF HOUSING AND URBAN DEVELOPMENT of record in Instrument No. 200210040121355 and filed for record on October 4, 2002, Register's Office for said County.

This conveyance is made subject to all matters as set forth per Plat Book 6900, Page 348, Register's Office of said County.

This conveyance is made subject to an Easement to Metro as shown of record in Deed Book 6956, Page 99 and Book 6956, page 116, Register's Office for said County.

This conveyance is made subject to Restrictive Covenants of record in Deed Book 6319, Page 65, Register's Office of said County.

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 705 Rigger Court, Nashville, TN 37217

(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 4th day of May, 2004.

William L. Sowle
William L. Sowle
By: Veronica Goosetree, Attorney-in-Fact
Veronica K. Goosetree

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

On this the 30th day of April, 2004, before me personally appeared Veronica Goosetree, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of William L. Sowle, and who acknowledged that she executed the same as the free act and deed of the said William L. Sowle by virtue of that Power of Attorney, duly executed by the said William L. Sowle and appearing of record in Instrument No. 20040513-0056272 of Register's Office of Davidson County, Tennessee.

Witness my hand and official seal at Smyrna, Tennessee, this 30th day of April, 2004.

My Commission Expires: 5-23-05

Notary Public

KAREN M. TATE
NOTARY PUBLIC AT LARGE
RUTHERFORD COUNTY, TN

File Number2403460
RETURN TO:
Cumberland Title Company
695 President Place , Suite #202
Smyrna, TN 37167