12:15

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $127,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of March, 2005.

Notary Public

MY COMMISSION EXPIRES: February 23, 2008.
(AFFIX SEAL)

MARY ANNE HARDAWAY NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE

Davidson County DEEDWARR
Recvd: 04/13/05 10:39 2 pgs
Fees:13.00 Taxes:473.23

20050413-0041006

THIS INSTRUMENT WAS PREPARED BY
Southern Title, LLC, 379 East Main Street
Hendersonville, Tennessee 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jonathan Earls	1st Trust Bank for Savings	
(NAME)	(NAME)	
125 Heathcote Court	P.O. Box 17257	026-07-0 077.00
(ADDRESS)	(ADDRESS)	
Goodlettsville, Tennessee 37072	Memphis, TN 38187-0257	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20050569

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, Scott M. Moore and wife, Susan T. Moore,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Jonathan Earls and Tiffany Earls,** 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. :

wife,

SEE ATTACHED EXHIBIT A

unimproved ☐

This is improved ☒ property, known as 125 Heathcote Court, Goodlettsville, TN 37072

(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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

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.

Witness our hands this 31st day of March, 2005.

Scott M. Moore

Susan T. Moore

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within Scott M. Moore and wife, Susan T. Moore, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that Scott M. Moore and wife, Susan T. Moore executed the within instrument for the purposes therein contained.

Witness my hand and official seal at ~~Springfield, Tennessee~~ Hendersonville this 31st day of March, 2005.

Commission expires: February 23, 2008

MARY ANNE HARDAWAY NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE

Mary Anne Hardaway Notary Public

EXHIBIT A

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee Being Lot No. 183 on the plan of Windsor Green, Phase I, section III, as of record in Plat Book 6250, page 46, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

BEING all of the same property conveyed to Scott M. Moore and wife, Susan T. Moore by Quit Claim Deed from Scott M. Moore and Susan R. Timberlake of record in Instrument 20040322-0032111, Being the same property conveyed to Scott M. Moore and Susan R. Timberlake by Deed From Ronald P. Johnston and Shannon L. Johnston dated 12/29/00, Register's Office for Davidson County, Tennessee.