WARRANTY DEED

FILE BOX 19B
05-04-006A-DA

Davidson County DEEDWARR
Recvd: 04/19/05 13:34 2 pgs
Fees:13.00 Taxes:728.90
20050419-0043474

State of Tennessee)
County of Davidson)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $197,000.00.

Kevin T Robb
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 15th day of April, 2005

Notary Public

My Commission Expires: ~~03/31/07~~ 09/22/07

HENRY R. ALLISON III NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY

Weiss & Weiss, Attorneys at Law, 761 Old Hickory Blvd., Suite 301, Brentwood, TN 37027

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
Daniel G. Moreschi, Unmarried	Franklin American Mortgage	172-15-0-A
(NAME)	(NAME)	097.00CO
2708 Fogle Street	501 Corporate Centre Dr. Ste 400	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Franklin, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Kevin T. Robb, Unmarried**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Daniel G. Moreschi, Unmarried**, hereinafter called the Grantee(s), 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, Tennessee being Lot No. 21, on the Plan of Holt Woods, a Planned Unit Development, Section Two, of record in Book 9700, Page 277, 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 KEVIN T. ROBB, an unmarried man, by Deed from GLENN EUGENE SHERIFF AND WIFE, AMANDA D. SHERIFF, of record in Instrument No. 20041222-0152420, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to Declaration of Covenants, Conditions, and Restrictions, of Holt Woods, of record in Book 9570, Page 22, Register's Office for Davidson County, Tennessee; easements and setback lines as set forth on the above plan of record; and taxes for the current year, which have been prorated and assumed by the Grantee(s) herein.

BEING unimproved ☐
Improved ☒ property known as: 2708 Fogle Street, Nashville, TN, 37211.

(House Number) (Street) (City or Town) (State) (Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors 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 successors 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 WHEREOF, MY hand, this 15th day of April, 2005.

Kevin T Robb

Kevin T. Robb

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 **Kevin T. Robb, Unmarried**, the bargainor(s), 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 Brentwood, Tennessee, this 15th day of April, 2005.

My Commission Expires: ~~03/31/07~~ 09/22/07

Notary Public

HENRY R. ALLISON III
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY TN