Davidson County DEEDWARR
Recvd: 07/20/05 12:58 2 pgs
Fees:13.00 Taxes:527.99
20050720-0084380

ALL-STAR TITLE
120 DONELSON PIKE
SUITE 201
NASHVILLE, TN 37214
PH 615 883 5883
FAX 615 883 7543

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $142,700.00

Affiant

Subscribed and ~~sworn~~ to before me, this 15th day of July, 2005.

Notary Public

My commission expires: 5/20/06

(Notary ~~Stamp~~)

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
7105 Crossroads Blvd. Suite 105
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Angelica Ramirez ~~######~~	New Owner	**Map 150 Group 3 Parcel 60**
3404 Timber Trail		
Antioch, TN 37613		

FOR AND IN 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 ACKNOWLEDGE, WE,

Douglas A. Moore and wife, Caryn L. Moore

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Angelica Ramirez ~~Sanchez~~ AR

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:

All that certain parcel of land in Davidson County, State of Tennessee, as more fully described in Book 8099, Page 568, ID# 150-03-60, being known and designated as Lot 35, Plan of Section Two, The Country, Filed in Plat Book 5050, Page 40, Recorded 01/31/1977.

Being the same property conveyed to Douglas A. Moore and wife, Caryn L. Moore from Curtis C. hall, Jr. and wife, Judith Ann Hall, by warranty deed dated April 27, 1990 and recorded May 1, 1990 in Book 8099, Page 568, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 5050, Page 40, Register's Office for DAVIDSON County, Tennessee.
Restrictive covenants contained in an instrument of record in Book 5111, Page 606, Register's Office for DAVIDSON County, Tennessee.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.

This is improved property known as 3404 Timber Trail, Antioch, TN 37613.

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 15th day of July, 2005.

X _____
Douglas A. Moore

X _____
Caryn L. Moore

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public of said County and State, Douglas A. Moore and wife, Caryn L. Moore, the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of July, 2005.

_____
Notary Public

A. SCOTT HUBBARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES: MARCH 14, 2009

My Commission Expires:_____

File #: **05371-SH**
RECORD & RETURN TO:

_____

_____

ALL-STAR TITLE

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