Davidson County DEEDWARR
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Fees:13.00 Taxes:388.13

20050802-0090030

File No. 250700263

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $104,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF JULY, 2005.

Notary Public

MY COMMISSION EXPIRES: 11-

(AFFIX SEAL)

DARLENE SHORT NOTARY PUBLIC AT LARGE ROBERTSON COUNTY, TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
505 E. Main Street
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joshua L. Hill	Countrywide Home Loans, Inc.	086-12-0-004.00
(NAME) 489 Rockwood Drive	(NAME) 3011 Armory Drive, Suite 120	
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Nashville, Tennessee 37204	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, We,

Martez Moore, and Wife, Twana Moore,

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Joshua L. Hill, and Wife, Hannah Hill,

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:

Being Lot No. 25 on the Plan of Hermitage Woods, Section Three, as of record in Plat Book 5050, Pages 109-110, 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 Martez Moore, and Wife, Twana Moore by deed from Jennifer Boucher of record in Instrument No. 200209040107187, Register's Office for said County, recorded on 09/04/02.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements 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 489 Rockwood Drive, Hermitage, TN 37076
(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 GRANTEE(S), Their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 22nd day of July, 2005.

Martez Moore

Twana Moore

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Martez Moore, and Wife, Twana Moore, 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 22nd day of July, 2005.

Commission expires: 4/26/08

Notary Public

REBECCA CAMPBELL
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TENN.
MY COMMISSION EXP.

File Number: 250700263

RETURN TO:
Cumberland Title
508 E. Main Street
Hendersonville, TN 37075

RECORD & RETURN TO
BELL & ALEXANDER TITLE SERVICES, INC.
204 RIVERGATE PKWY.
GOODLETTSVILLE, TN 37072