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Realty Title 48-A

WARRANTY DEED

Deborah K. Devine State of Tennessee Notary Public Davidson County

Davidson County DEEDWARR
Recvd: 09/26/05 14:34 2 pgs
Fees:13.00 Taxes:1254.30

20050926-0115483

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $339,000.00

Karen McCall
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF AUGUST, 2005.

Deborah K. Devine
Notary Public

MY COMMISSION EXPIRES: 11/22/08
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Riney Title & Escrow, LLC, 7003 Chadwick Drive, Ste. 227, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kelly Conway	Countrywide Home Loans, Inc.	128-16-B-6.00CO
(NAME)	(NAME)	
425 Summit Oaks Drive	PO Box 10212	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Van Nuys, CA 91410-0212	
(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,

Moore Homes, LLC,

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

Kelly M. Conway,

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. 6 on the Plan of Summit Oaks, Phase One, of record as Instrument No. 20020129-0011883, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Moore Homes, LLC by deed from Greater Middle Tennessee Development Partnership, a Tennessee general partnership composed of Trianon Developments Ltd., a Delaware corporation, and Oakland Investments Ltd., a Delaware corporation, dated April 23, 2003, of record as Instrument Number 20030424-0055126, Register's Office for Davidson County, Tennessee.

This property is conveyed subject to: (1) Taxes which have been prorated and assumed by the Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 425 Summit Oaks Drive, Nashville, TN 37221
(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 hand this 26th day of August, 2005.

Moore Homes, LLC

Roger D. Moore Sr. Mgr

By: Roger D. Moore, Chief Manager

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, a Notary Public of the state and county aforesaid, personally appeared Roger D. Moore, Sr., with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the Chief Manager of Moore Homes, LLC the within named bargainor, a Tennessee limited liability company, and that he as such Chief Manager, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as Chief Manager. Witness my hand and seal at office in Nashville, Tennessee, this 26th day of August, 2005.

Commission expires: 5-27-07

Sharon L. Riney

Notary Public

SHARON L. RINEY
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.