(1)

File No. 50673

WARRANTY DEED

SIDWELL & BARRETT, P.C.
121 1st Avenue South, Suite 200
Franklin TN 37064

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $340,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF OCTOBER, 2005.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

SANDRA S. TOMLIN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY EXPIRES: FEBRUARY 10, 2007

THIS INSTRUMENT WAS PREPARED BY
Hallmark Title Company, 1000 Northchase Drive, Suite 100, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David E. Moore	New owner	012 00 0 179.00
(NAME)	(NAME)	
6458 Lickton Pike		
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072		
(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, Kristi Thornton Greer (a/ka/ Kristi Greer), an unmarried woman, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO David E. Moore and Veronica Audet-Moore, husband and wife, 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:

SEE ATTACHED EXHIBIT A

unimproved ☐

This is improved ☒ property, known as 6458 Lickton Pike, 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, 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 31st day of October, 2005.

Kristi Thornton Greer

Kristi Thornton Greer

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 Kristi Thornton Greer, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 31st day of October, 2005.

Commission expires:

11-22-08

MIGNON SMELSER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN My Commission Exp Nov 22 2008

Notary Public

Davidson County DEEDWARR
Recvd: 11/04/05 10:33 2 pgs
Fees:13.00 Taxes:1258.00

20051104-0134107

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EXHIBIT A

Land in the 10th Civil District of Davidson County, Tennessee, being Lot No. 4 on the Plan of the Leo Curtis Greer, Jr. Subdivision, as of record in Plat Book 7900, Page 320, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said lot.

Being part of the same property conveyed to Leo Curtis Greer, Jr. and wife, Kristi Thornton Greer by deed from A. J. Galbreath and wife, Margaret Galbreath, dated June 22, 1988, of record in Book 7581, page 583, Register's Office, Davidson County, Tennessee. Also, being part of the same property conveyed to Curt Greer and wife, Kristi Greer by deed from Annie Mai Leeman Tarpley, Lillian Novella Leeman Gregory, Ella Belle Leeman Arrowood and John Thomas Leeman, dated May 31, 1986, of record in Book 6881, page 945, Register's Office, Davidson County, Tennessee. The said Leo Curtis Greer, Jr. (a/k/a Curt Greer) is now deceased, leaving Krisi Thornton Greer (a/k/a Kristi Greer) as the surviving tenant by the entirety.

Leo Curtis Greer, Jr. and Curt Greer being one and the same person.

Kristi Thornton Greer and Kristi Greer being and the same person.

Subject to restrictions of record in Book 6881, page 945 and Book 7581, page 583, said Register's Office.

Subject to right-of-way easement of record in Book 1634, page 623 and Book 1118, page 463, said Register's Office.

Easements, Restrictive Covenants & Agreements of record in Book 10793, page 835, said Register's Office.