File No. [redacted]0538

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $92,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF DECEMBER, 2005.

Notary Public

MY COMMISSION EXPIRES: April 12, 2008. 7-2906

(AFFIX SEAL)

JOHN CLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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

Davidson County DEEDWARR
Recvd: 12/30/05 12:03 2 pgs
Fees:13.00 Taxes:340.40

20051230-0156856

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ben A. Allen	New Owner	83-08-184.00
(NAME)	(NAME)	
925 Mitchell Rd.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(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, Donald Keith Moyers, and Wife, Bonnie D. Moyers, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ben A. Allen, unmarried, HEREINAFTER CALLED THE GRANTEE(S), HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 89 on the Plan of Rosewood Heights, Section 3, as of record in Book 2133, Page 61, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Said Lot No. 89 fronts 73.9 feet on the easterly margin of Mitchell Road and extends back 395 feet on the northerly line and 397.2 feet on the southerly line to a dead line in the rear, measuring 92.5 feet thereon.

Being the same property conveyed to Donald Moyers, and Wife, Bonnie Moyers by deed from Katherine A. Proctor of record in Deed Book 3401, page 142, Register's Office for said County.

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 925 Mitchell Rd., Nashville, TN 37206
(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), his/her/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), his/her/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 28th day of December, 2005.

Donald Keith Moyers
By: Susan A. Dixner, Attorney In Fact

Bonnie D. Moyers
By: Susan A. Dixner, Attorney In Fact

STATE OF TENNESSEE
COUNTY OF SUMNER

On this the 28th day of December, 2005, before me personally appeared Susan A. Dixner, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Donald Keith Moyers and Bonnie D. Moyers, and who acknowledged that she executed the same as the free act and deed of the said Donald Keith Moyers, and Wife, Bonnie D. Moyers by virtue of that Power of Attorney, duly executed by the said Susan A. Dixner and appearing of record in Book *, page _____, of Register's Office of Sumner County, Tennessee.

*20051230-0156855

Witness my hand at office this 28th day of December, 2005.

Commission expires: ~~April 12, 2008~~ 02/12/08

~~Rebecca Campbell~~ Notary Public

File Number: 251200538

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

Lisa Hodges
State of Tennessee Notary Public
County of Sumner