File No. 20060050

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/17/06 10:24 2 pgs
Fees:13.00 Taxes:438.45
20060217-0019241

RACHEL ATKINSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $118,500.00

Esta Brady
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ~~28th~~ 14th DAY OF FEBRUARY, 2006.

Notary Public

MY COMMISSION EXPIRES: 10/07/2009
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sumner Title & Escrow, LLC, 131 Indian Lake Boulevard, Suite 200, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Regina Moore	AmSouth Bank	161-11-A-191
(NAME) 342 Huntington Ridge	(NAME) 2050 Parkway Office Circle	
(ADDRESS) Nashville, TN ~~37218~~ 37211	(ADDRESS) Birmingham, AL 35244	
(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, Mary Alice Pirtle Setters, now Radmanovich HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Regina Kay Moore and husband Don Moore, 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:

Land in Davidson County, Tennessee, designated as Unit No. 191 on the Plan of Huntington Ridge Townhomes of record in Book 4675, page 9, Register's Office for said County to which Plan reference is hereby made for a complete description thereof.

Being the same property conveyed to Mary Alice Pirtle Setters by Instrument from Victor Claude Pirtle, dated July 14, 2003, of record in Instrument No. 200307250104369, Register's Office, Davidson County, Tennessee.

Subject to the plan of record in Book 4675, page 9, said Register's Office.

Declaration of Covenants, Conditions and Restrictions of record in Book 4729, page 687, Book 4889, page 405, Book 5394, page 243, and Book 7423, page 762, said Register's Office.

Steven P. Radmanovich joins in this conveyance for the purpose of conveying any interest he may have in said property, particularly marital interest.

unimproved ☒
This is improved ☐ property, known as 342 Huntington Ridge, Nashville, TN ~~37218~~ 37211
(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 ~~28th~~ 15th day of February, 2006.

Mary Alice Pirtle Setters Radmanovich

Steven P. Radmanovich

File No. 20060050

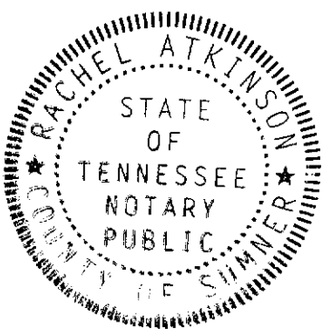
State of Tennessee
County of Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mary Alice Pirtle Setters Radmanovich and Steven P. Radmanovich, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

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Witness my hand and official seal on February 15, 2006.

Notary Public
My Commission Expires: 10/01/2009



After Recording Return To:
Nations Title Agency, Inc.
5214 Maryland Way, Suite 2[illegible]
Brentwood, TN 37027
DLTN00478