File No. 260200803

WARRANTY DEED

Lauren M Rickels
State of Tennessee Notary Public
Williamson County

STATE OF TENNNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $285,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2ND DAY OF MARCH, 2006.

Notary Public

MY COMMISSION EXPIRES: January 20, 2009.
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 03/03/06 15:23 2 pgs
Fees:13.00 Taxes:1054.50

20060303-0025190

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney
Southern Title Services
124 1st Ave., S., Suite 102
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Patrick G. Moore	Patrick G. Moore	144-00-0-089.00
(NAME) 1016 Monroe Lane	(NAME) 1016 Monroe Lane	
(ADDRESS) Brentwood, TN 37027	(ADDRESS) Brentwood, TN 37027	
(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, Jan D. Faggioni, and Nancy R. Faggioni, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Patrick G. Moore, and Wife, Lynn H. Moore, 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:

Land in Davidson County, Tennessee, being all of Lot No. 2, on the Plan of Final Plat of Bancroft, as shown by plat appearing of record in Plat Book 9700, Page 326, and Page 327; and amended in Book 11595, Page 671, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Jane D. Faggioni and Nancy R. Faggioni by Warranty Deed dated June 7, 2002 of record in Instrument 20020607-0069495, Register's Office for Davidson County, Tennessee.

Restrictive Covenants of record in Deed Book 10319, Page 1; Book 10366, Page 623; and Book 10564, Page 570; Sanitary Sewer Easement and Storm Drainage Easement as shown of record in Deed Book 7911, Page 389; Book 7911, Page 385; and Book 8009, Page 109; Charter of Homeowner's Association as shown of record in Book 11350, Page 855; All matters shown on the plan of record in Book 9700, Page 326 and Page327, as amended of record in Book 11595, Page 671, all recorded in 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 5915 Hillsboro Pike, Nashville, TN 37205
(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 2nd day of March, 2006.

Jan D. Faggioni

Nancy R. Faggioni

STATE OF TENNNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Jan D. Faggioni, and Nancy R. Faggioni the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 2nd day of March, 2006.

Commission expires: January 20, 2009

Lauren M Rickels Notary Public

File Number: 260200803

RETURN TO:
Southern Title Services
124 1st Ave., S., Suite 102
Franklin, TN 37064

