Return To: #600102
Southeast Title of Tenn.
214 Centerview Drive, Ste. 101
Brentwood, TN 37027

File Box 30

File No. 260101590

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/27/06 13:53 2 pgs
Fees:13.00 Taxes:887.63
20060327-0034709

STATE OF TN
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $239,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF MARCH, 2006.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

MEREDITH L. CURRY NOTARY PUBLIC STATE OF TENNESSEE GILES COUNTY

MEREDITH L. CURRY
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
March 23, 2009

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
13018 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Marcus P. Moore	Elite Home Loans, Inc.	075-12-E 23.00CO
(NAME) 1321 Weeping Cherry Lane	(NAME) 109 Westpark Drive, Suite 100	
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Brentwood, Tennessee 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, I, Blossom Trace LLC, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Barbara D. Moore, Wife and Husband, Marcus P. 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:

Being Lot No. 33 on the Plan of Blossom Trace, First Revision Final Plat, as of record in Instrument No. 200109200101745 and corrected in Instrument No. 200110250116872, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being part of the same property conveyed to Blossom Trace LLC by deed dated 6/5/2001 from Kent A. Biery and wife Linda E. Biery of record in Instrument No. 200106050058126, Register's Office for said County.

Subject to all matters as set forth per Instrument No. 200109200101745 and corrected at Instrument No. 200110250116872, Register's Office of said County.

Subject to Storm Water Detention Agreement of record at Instrument No. 200012200124666, Register's Office for said County.

Restrictive Covenants of record in Instrument No. 200107240078292, Register's Office of 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 1321 Weeping Cherry Lane, Hermitage, TN 37076
(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 our hands this 24th day of March, 2006.

Blossom Trace LLC

By: _____
J. David Carter, Chief Manager

Attest: _____

STATE OF TN

COUNTY OF WILSON

Before me the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared J. David Carter with whom I am personally acquainted and who upon his oath acknowledged himself to be the Chief Manager of Blossom Trace. LLC the within named bargainer, a corporation, and that, he as such Chief Manager, being authorized to do executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by J. David Carter as such Chief Manager.

Witness my hand at office this 24th day of March, 2006.

Commission expires:

_____
Notary Public

TAMMY JO SULCER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 25, 2006

File Number: 260101590

RETURN TO:
Cumberland Title
13018 Lebanon Road, Suite 100
Mt. Juliet, TN 37122