File No. 260301846

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $422,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF MARCH, 2006.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

DAWN D. CHASE NOTARY PUBLIC AT LARGE WILLIAMSON CO., TN MY COMMISSION EXPIRES 5/23/2006

Davidson County DEEDWARR
Recvd: 04/06/06 13:51 2 pgs
Fees:13.00 Taxes:1563.25
20060406-0039833

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
216 Centerview Drive, Suite 139
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rick Moore	Rick Moore	Map 158-8, Parcel 16
(NAME) 1749 Kingsbury Dr.	(NAME) 625 Hill Road	
(ADDRESS) Nashville, TN 37215	(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, I, Rodney Wise, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Rick Moore, 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:

Land in Davidson County, Tennessee, Being Lot No. 555 on the plan of Hillsboro Park, Section X, as of record in Book 2900, Page 73, Register's Office for said County, and described as follows:

Beginning at a point in the Southwesterly margin of Kingsbury Drive, at the corner of Lots 554 and 555; thence with the line between said lots, southwesterly 334.8 feet to a point; thence northwesterly 330 feet to the southerly margin of Lamar Drive; thence with the margin of said drive, northeasterly 248.2 feet to the beginning of a curve; thence around said curve, easterly 39.8 feet to the margin of Kingsbury Drive; thence with the margin of the same, southeasterly partly around a curve, 212.1 feet to the beginning.

Being the same property conveyed to Thomas R. Martin Jr. and wife, Mary Ann Martin by deed from Charles A. Terrell and wife, Martha I. Terrell dated July 13, 1970 filed for record July 28, 1970 in Book 4434, Page 594, Register's Office for Davidson County, Tennessee.**
**Said Thomas R. Martin, Jr. and wife, Mary Ann Marin having both since died.

Being the same property conveyed to Rodney Wise, by Deed from The Estate of Mary Ann Martin, by Deed dated March 31, 2006, filed for record on _____, 2006, of record in Instrument Number 20060406-0039832, Register's Office for Davidson County, Tennessee.

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 1749 Kingsbury Dr., Nashville, TN 37215
(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 31st day of March, 2006.

Rodney Wise

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Rodney Wise, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 31st day of March, 2006.

Notary Public

My Commission Expires:

DAWN D. CHASE
NOTARY PUBLIC AT LARGE
WILLIAMSON CO., TN
MY COMMISSION EXPIRES 5/23/2006

File Number: 260301846

RETURN TO:

Cumberland Title
216 Centerview Drive, Suite 139
Brentwood, TN 37027