RETURN TO: FOUNDERS TITLE AND ESCROW, LLC, 1912 21ST AVE SOUTH, NASHVILLE, TN 37212 **BOX 19-A**

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/30/06 09:18 2 pgs
Fees:13.00 Taxes:591.63

20060530-0062775

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $159,900.00.

X Kendall Moore
Affiant

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

Rachel Doayza
Notary Public

RACHEL DOAYZA NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN. EXP. 1/23/10

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Founders Title and Escrow, LLC, 1912 21st Avenue South, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kendall Moore	Mortgage Lenders of America	
(NAME) 3314 West End Ave #204	(NAME) 8400 W. 110th St. #500	Map 106-15-0
(ADDRESS) Nashville, TN 37203	(ADDRESS) Overland Park, KS 66210	Parcel 46.00
(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, **LOIS R. NEWSON (FORMERLY KNOWN AS LOIS R. WILLIAMS) AND HUSBAND JAMES F. NEWSON** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **KENDALL MOORE**, hereinafter called the Grantee, his 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. 23 on the Plan of Hill-N-Dale Acres, of record in Book 2900, Pages 33 and 34, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for complete description thereof.

Being the same property conveyed to Lois R. Williams, a married person, by Warranty Deed in the amount of $127,000.00 from Robert E. Forkum, an unmarried person, dated September 25, 1997, of record in Book 10650, Page 364, said Register's Office.

This conveyance is subject to (a) 2006 property taxes which have been prorated and assumed by the Grantee; (b) all restrictions of record; (c) all easements of record; (d) all visible easements; (e) all matters appearing on the plan(s) of record; and (f) all matters referenced in the master deed and by-laws; and (g) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 917 Deervale Drive, Nashville, TN 37217

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, his heirs and assigns forever; and we do covenant with the said Grantee 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, his 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 May, 2006.

Lois R. Newson

James F. Newson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal at Nashville, Tennessee on this 24th day of May, 2006.

Commission expires: 1/23/10

1/23/10
Notary Public

