Davidson County DEEDWARR
Recvd: 06/02/06 11:50 2 pgs
Fees:13.00 Taxes:691.90

20060602-0065048

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 187,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 30TH DAY OF MAY, 2006.

NOTARY PUBLIC

MY COMMISSION EXPIRES

JIM R. VANDERPOOL NOTARY PUBLIC AT LARGE MY COMMISSION EXPIRES MAY 14, 2008 WILLIAMSON COUNTY, TN

**THIS INSTRUMENT PREPARED BY**
JIM R. VANDERPOOL, P.C., 5120 VIRGINIA WAY, C-22, BRENTWOOD, TN 37027
file # 06-01458 MOORE

| ADDRESS OF NEW OWNER | SEND TAX BILLS TO | MAP-PARCEL |
|---|---|---|
| Richard D. Moore and Kara J. Moore | same | MAP: |
| 6948 Somerset Farms Circle | | Parcel:141-07B-53.00CO |
| Nashville, TN 37221 | | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

**THOMAS A. BURDSALL, AND WIFE, DEANN BURDSALL**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

**RICHARD D. MOORE, AND WIFE, KARA J. MOORE**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 6948 Somerset Farms Circle, Nashville, TN 37221

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, its successors and assigns, forever; and the Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for the security interest held by Grantee; and the Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said land to the said Grantee, its successors 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 hand on the 30th day of May, 2006.

Thomas A. Burdsall by Kathy Coleman attorney in fact

DeAnn Burdsall by Kathy Coleman attorney in fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On the 30th day of May, 2006, before me personally appeared Kathy Coleman to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of **Thomas A. Burdsall** and acknowledged that she executed the same as the free act and deed of said **Thomas A. Burdsall**.

Witness my hand and official seal at Brentwood, Tennessee

Notary Public

My Commission Expires:

JIM R. VANDERPOOL NOTARY PUBLIC AT LARGE MY COMMISSION EXPIRES MAY 14, 2008 WILLIAMSON COUNTY, TN

EXHIBIT A - LEGAL DESCRIPTION

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 117 ON THE FIRST REVISION OF SOMERSET FARMS, SECTION THREE, A PLANNED UNIT DEVELOPMENT, AS OF RECORD IN PLAT BOOK 7900, PAGE 741, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH SAID PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION THEREOF.

BEING THE SAME PROPERTY CONVEYED TO THOMAS A. BURDSALL, UNMARRIED BY WARRANTY DEED FROM SOMERSET FARMS, A TENNESSEE JOINT VENTURE, RECORDED ON THE 4TH DAY OF DECEMBER, 1995 IN DEED BOOK 9877, PAGE 356, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE..

THIS conveyance is subject to any and all zoning regulation, building restriction and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes, for the current year which if prorated or not have been assumed by the Grantee(s) herein.

This instrument is being executed in behalf of Thomas A. Burdsall and DeAnn Burdsall pursuant to a power of attorney executed by the same on the 12th day of May '06, and being filed for in Instrument # _____ *, Register's Office for Davidson County, Tennessee.

* 20060602006 5046 & 20060602006 5047

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On the 30th day of May, 2006, before me personally appeared Kathy Coleman to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of **DeAnn Burdsall** and acknowledged that she executed the same as the free act and deed of said **DeAnn Burdsall**.

Witness my hand and official seal at Brentwood, Tennessee

Notary Public_____

My Commission Expires:_____

JIM R. VANDERPOOL
NOTARY PUBLIC AT LARGE
MY COMMISSION EXPIRES
WILLIAMSON COUNTY, TN

file # 06-01458 MOORE