Davidson County DEEDWARR
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Fees:13.00 Taxes:1239.50

20060606-0066586

WARRANTY DEED

HOLLY LEIGH GRANT NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

STATE OF Tennessee
COUNTY OF ~~Davidson~~ WILLIAMSON
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $335,000.00

Affiant

Subscribed and sworn to before me, this ~~1st~~ DAY OF June, 2006.

Notary Public

MY COMMISSION EXPIRES:
My Commission Expires JUNE 8, 2007 (AFFIX SEAL)

P-06-2017

THIS INSTRUMENT WAS PREPARED BY
Prestige Title, LLC
1600 Westgate Circle, Ste. 200
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James R. Gill	Same AS NEW OWNER	
2017 Sweetbriar	(NAME)	104-15-453
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37212		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we KENDALL MOORE, UNMARRIED, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto JAMES R. GILL, UNMARRIED, hereinafter called the Grantees, their heirs and assigns, that 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. 18 on the plan of Resubdivision of T.W. Crutcher & Co's Plat of Jacob Hostetter's Subdivision, of record in Book 843, page 71, Register's Office for said County, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Kendall Moore, by Deed from Mary Jane Newens, a married person and Cavit Chesier, as Trustee of the Sara Stafford Nolan Living Truste Under Agreement dated September 24, 1997, dated July 31, 2003, of record in Instrument Number 20030805-0110929, Register's Office for Davidson County, Tennessee. Further conveyed to Diamond Properties by Quitclaim Deed dated October 23, 2003, of record in Instrument Number 20031030-0159705, ad further conveyed to Kendall Moore by Quitclaim Deed dated May 4, 2004, of record in Instrumernt Number 20040505-0051449, Davidson Coiunty, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 2017 Sweetbriar, Nashville, Tennessee 37212
(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 1st day of June, 2006.

Kendall Moore

Kendall Moore

STATE OF TENNESSEE

COUNTY OF Williamson

I, Carol T. Baker, a Notary Public of the County and State first above written, do hereby certify that Kendall Moore, unmarried personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 1st day of June, 2006.

Notary Public

My Commission Expires: 2/15/09

(SEAL)

NOTARY PUBLIC AT LARGE

RETURN TO:

PRESTIGE TITLE, LLC
1600 Westgate Circle, Ste. 200
BRENTWOOD, TN 37027
615-515-6800

CONSUMER TRUST TITLE & ESCROW, LLC
219 WARD CR., STE 5
BRENTWOOD, TN 37027
(615) 369-0039