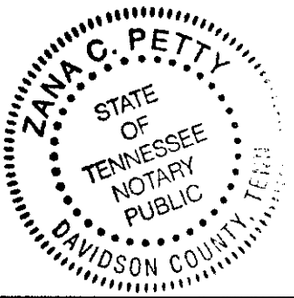
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF AUGUST, 2006.

Notary Public

MY COMMISSION EXPIRES: 1-27-07

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ana Puertas-Selby	America's Wholesale Lender	
(NAME) 5643 Meadowcrest Lane	(NAME) 6440 Southpoint Pkwy #300	132-10-15
(ADDRESS) Nashville, TN 37209	(ADDRESS) Jacksonville, FL 32216	
(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, **F. DAVID MOORE AND WIFE, ELISE L. MOORE**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ANA PUERTAS-SELBY, A MARRIED PERSON,** HEREINAFTER CALLED THE GRANTEE, HER 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 part of Lot No. 18 on the Map of Oak Hill Subdivision, No. 1, as of record in Book 547, page 49, Register's Office for said County, and described as according to a survey made May 17, 1951, and revised May 22, 1952, by Geo. W. Watkins, Surveyor, as follows:

Beginning at a point on the northerly margin of Battery Lane, 133 feet east of the southeast corner of the property conveyed to H. Wilson Estates and wife, by deed from Annie S. Benedict, of record in Book 2011, page 407, said Register's Office; thence with the margin of said Lane eastwardly, along a slight curve, 133.5 feet to an iron pin in the westerly margin of a proposed roadway; thence with the margin of said roadway, as shown on said survey, North 2 degrees 45' east 460 feet to an iron pin; thence North 70 degrees 30' West 131 feet to a point which is 131 feet easterly from the easterly line of the Estes property above mentioned; thence South 2 degrees 40' West 472 feet to the beginning.

Being the same property conveyed to F. David Moore and wife, Elise L. Moore by deed from Gregory E. Adkins, unmarried, of record as Instrument No. 20030602-0074708 and re-recorded as Instrument No. 20030623-0086157, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 864 Battery Lane, Nashville, TN 37220

(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, her 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, her 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.

Davidson County DEEDWARR
Recvd: 08/30/06 10:46 2 pgs
Fees:13.00 Taxes:925.00



20060830-0107100

FILE BOX 45

. Witness our hands this 28th day of August, 2006.

F. David Moore

Elise L. Moore

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 F. David Moore and Elise L. Moore , the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 28th day of August, 2006.



Notary Public