File No. 260900428

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/29/06 11:18 2 pg
Fees:13.00 Taxes:580.90

20060929-0120680

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $157,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF SEPTEMBER, 2006.

Notary Public

MY COMMISSION EXPIRES: 7/21/07

(AFFIX SEAL)

DAVID C. [illegible] JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Jerry Kennon, Attorney
Cumberland Title
13018 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Candice Linkous	SAME	064-16-D-113
(NAME) 2208 Crescent Valley Lane	(NAME) SAME	
(ADDRESS) Hermitage, TN 37076	(ADDRESS) SAME	
(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, We, Barbara Deanna Chapman, a married woman and Marcus Moore, a married man, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Candice Linkous, unmarried, 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:

BEING Lot No. 271 on the Plan of Section Three, Truxton Park, as shown of record in Instrument No. 20011024-0116272, Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Barbara Deanna Chapman by deed from Beazer Homes Corp., d/b/a Phillips Builders, of record in Instrument No. 20020516-0060164, filed for record on 5/15/2002 in the Register's Office for said County. The said Barbara Deanna Chapman is now known as Barbara Deanna Chapman Moore.

Subject to all matters as set forth per Plat filed in Instrument No. 200110240116272, Register's Office of said County.

Restrictive Covenants of record in Instrument No. 200201230009419, Register's Office of said County.

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 2208 Crescent Valley Lane, Hermitage, TN 37076
(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), 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), 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.

Marcus Moore by Barbara Deanna Chapman Moore, Attorney-in-Fact

Marcus Moore
By: Barbara Deanna Chapman Moore, attorney-in-fact

Barbara Deanna Chapman Moore

Barbara Deanna Chapman Moore

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Deanna Moore, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Marcus Moore, as his Attorney In Fact, under Power of Attorney bearing Inst. No. 20060929012067 9, Register's Office, Davidson County, Tennessee, and who acknowledged the execution of the same to be the free act and deed of Marcus Moore, under said Power of Attorney.

Witness my hand and official seal this 21st day of September, 2006.

My Commission Expires:

Jessica Talbott
Notary Public

JESSICA TALBOTT
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN
My Commission Expires MAY 24, 2008

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Barbara Deanna Chapman Moore aka Deanna Moore, 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 Mt. Juliet, Tennessee, this 21st day of September, 2006.

My Commission Expires: *

Jessica Talbott
Notary Public

JESSICA TALBOTT
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN
My Commission Expires MAY 24, 2008

File Number: 260900428
RETURN TO:
Cumberland Title
13018 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

Return to:
All-Star Title, Inc.
120 Donelson Pike, Ste 201
Nashville, TN 37214
Ph: (615) 883-5883 Fax: (615) 883-7543