WARRANTY DEED **SIDWELL & BARRETT, P.C.** **121 1st Avenue South, Suite 200** **Franklin TN 37064**	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $183,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF NOVEMBER, 2006 Notary Public MY COMMISSION EXPIRES: ~~March 20, 2010.~~ 4/20/2009 (AFFIX SEAL)

SHIRLEY A. BEESLEY NOTARY PUBLIC STATE OF TENNESSEE MAURY COUNTY

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 109 Kenner Avenue, Nashville, TN 37205

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Randall Moore	America's Wholesale Lender	172-12 B-30
(NAME)	(NAME)	
1420 Woodfield Drive	750 Old Hickory Blvd., #180	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Brentwood, TN 37027	
(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, Kathleen K. Masters, Unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Randall Moore and wife, Roberta Moore, HEREINAFTER CALLED THE GRANTEES, THEIR 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. 377 on the Plan of Bradford Hills, Section Three, of record in Book 7900, page 6, amended in Book 7900, Page 239, Register's Office for said County, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Mark K. Masters and wife, Kathleen K. Masters by Warranty Deed dated November 30, 2001 from Max H. Alexander and wife, Beth R. Alexander of record in Instrument No. 20011210-0135905, Register's Office for Davidson County, Tennessee. The said Mark K. Masters having since died.

This instrument is executed on behalf of Kathleen K. Masters by Adam Helton as her Attorney-In-Fact pursuant to recorded Power of Attorney of record in Instrument Number 20061122014508 3, in the Register's Office for Davidson County, Tennessee.

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

Davidson County DEEDWARR
Recvd: 11/22/06 10:57 2 pgs
Fees:13.00 Taxes:677.10

20061122-0145084

unimproved ☐

This is improved ☒ property, known as 1420 Woodfield Drive, Nashville, TN 37211

(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 hand this 17th day of November, 2006.

Kathleen K. Masters by Adam Helton attorney-in-fact.
Kathleen K. Masters
By: Adam Helton as Attorney-in-Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 17th day of November, 2006, before me personally appeared Adam Helton, the person who executed the foregoing instrument on behalf of Kathleen K. Masters, and acknowledged that he executed the same as the free act and deed of the said Kathleen K. Masters, through Power of Attorney granted Adam Helton by the said Kathleen K. Masters.

Witness my hand and official seal at Nashville, Tennessee this 17th day of November, 2006.

Commission expires: ~~March 20, 2010~~ 11/14/09

Tabitha N. Calhoun Notary Public

Tabitha N. Calhoun
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES: 11/14/2009