29525

WARRANTY DEED 9695

NOTARY PUBLIC AT LARGE

STATE OF **TENNESSEE**
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$128,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **29TH DAY OF DECEMBER, 2006**

Notary Public

MY COMMISSION EXPIRES: 9/22/07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title and Escrow Co., 2711 Murfreesboro Road, Suite 200, Nashville, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Johnathon B. Jones	**Realty Mortgage Corporation**	**148-10-0 087.00**
(NAME)	(NAME)	
3922 East Ridge Drive	**7000 Executive Center Drive, Suite 200**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	**Brentwood, TN 37027**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 01/03/07 11:51 2 pgs
Fees:13.00 Taxes:473.60
20070103-0001093

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, **Hazel O. Moore**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Johnathon B. Jones, unmarried and Kimberley Hibdon, unmarried**, 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. **122** on the Plan of Section Two **Locustwood**, as of record in Book **2331**, Page **14 & 15**, Register's Office for said County, to which reference is made for a more complete description.

Said Lot No. 122 fronts 147 feet on the east side of East Ridge Drive, and runs back 221.2 feet on the south line and 223.6 feet on the north line, to a dead line in the rear, measuring 163.9 feet thereon.

Being the same property conveyed to Andrew J. Moore and wife **Hazel O. Moore** by deed of record in Book 2696, Page 481, Register's Office for **Davidson** County, Tennessee.

Andrew J. Moore having since deceased.

This conveyance is subject to any and all existing plat notes, conditions, restrictions and easements of record.

This instrument is executed on behalf of Hazel O. Moore by Robert Edgar as Attorney-in-Fact pursuant to recorded Power of Attorney recorded in Instrument No. 20061107-0138435, in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as **3922 East Ridge 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/our hand(s)** this **29th day of December, 2006**.

Hazel O. Moore by Robert Edgar Jones, Attorney in Fact

Hazel O. Moore by Robert Edgar Jones, Attorney in Fact

State of Virginia County of Hampton

On this 29th day of December, 2006 before me personally appeared Robert Edgar Jones, the person who executed the foregoing instrument on behalf of Hazel Outlaw Moore, and acknowledged that he executed the same as the free act and deed of the said Hazel Outlaw Moore, through Power of Attorney granted him, by the said Hazel Outlaw Moore.

Notary Public

Commission Expires: May 31, 2007