WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/11/07 11:06 2 pgs
Fees:13.00 Taxes:369.63
20070111-0004583

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $99,899.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF JANUARY, 2007

Notary Public

MY COMMISSION EXPIRES: ~~November 14, 2009~~ 9-16-09
(AFFIX SEAL)

JAI KEHEW
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBERS
Sonya Williams	Same	162-09071
(NAME)	(NAME)	
5510 Country Drive, Unit 71		
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37211		162090A07100CO
(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, Jessica Alice Moore, married, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Sonya Williams, an unmarried woman, 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:

Townhouse No. 71, Building No. 10, in a Horizontal Property Regime, as shown on the Plan of Hickory Valley Condominiums, Phase 2, as of record in Book 4460, Page 133, Register's Office for said County, to which reference is here made, and held under the provisions of a Master Deed establishing a Horizontal Property regime, of record in Book 4659, Page 32, said Register's Office.

Being the same property conveyed to Jessica A. Lester, unmarried, by Warranty Deed dated August 29, 2001 from Donna A. Trotter, unmarried of record in Instrument No. 20010905-0096345, Register's Office for Davidson County, Tennessee.

This instrument is executed on behalf of Jessica Alice Moore and Matthew Kellon Moore by Terry DeSelms as their Attorney-In-Fact pursuant to recorded Power of Attorney of record in Instrument No. 20070111-0004582 in the Register's Office for Davidson County, Tennessee.

Matthew Kellon Moore joins in this conveyance, with the consent of the grantor spouse, for the purpose of waiving homestead and/or other marital rights that may be granted to a spouse by law in the property.

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

unimproved ☐

This is improved ☒ property, known as 5510 Country Drive Unit 71, 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 2nd day of January, 2007.

Jessica Alice Moore

Jessica Alice Moore f/k/a Jessica A. Lester
By: Terry DeSelms as her Attorney-in-Fact.

Matthew Kellon Moore

Matthew Kellon Moore
By: Terry DeSelms as his Attorney-in-Fact.

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 2nd day of January, 2007 before me personally appeared Terry DeSelms, the person who executed the foregoing instrument on behalf of Jessica Alice Moore f/k/a Jessica A. Lester and Matthew Kellon Moore, and acknowledged that he executed the same as the free act and deed of the said Jessica Alice Moore f/k/a Jessica A. Lester and Matthew Kellon Moore, through Power of Attorney granted Terry DeSelms by the said Jessica Alice Moore f/k/a Jessica A. Lester and Matthew Kellon Moore.

Witness my hand and official seal at Nashville, Tennessee this 2nd day of January, 2007.

Commission expires: November 14, 2009

Sarah Drenske

Notary Public

Sarah Drenske
STATE OF TENNESSEE NOTARY PUBLIC
MY COMMISSION EXPIRES: 11/14/2009
DAVIDSON COUNTY