Box 34

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/19/07 15:43 2 pgs
Fees:13.00 Taxes:381.10
20070319-0033253

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $103,000.00

Angela E. Sharber
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF MARCH, 2007.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

MARK R. SHARBER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY, TENN. My Commission Expires DEC. 27, 2009

THIS INSTRUMENT WAS PREPARED BY:
Bicentennial Title & Escrow, 2280 Metrocenter Blvd., Suite [illegible], Nashville, TN 37228

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Angela E. Sharber	New Owner	071-10-0-130.00
(NAME)	(NAME)	
1223 Aline Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(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, Andre P. Johnson, a married person Kevin L. Moore, an unmarried person, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Angela E. Sharber, an unmarried person, 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. 47 of Block "B" on the Plan of J.B. Haynie's Cumberland Heights, as of record in Book 57, page 170, Register's Office for said County, to which plat reference is hereby made for a more particular description of said property.

Being part the same property conveyed to ANDRE P. JOHNSON and KEVIN L. MOORE, by deed recorded in Instrument No. 20060504-0052066, dated 5/4/2006, said Register's Office of Davidson County, Tennessee.

This is not the principal residence of the grantors.

unimproved ☐

This is improved ☒ property, known as 1223 Aline Avenue, Nashville, TN 37207

(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 our hands this 16th day of March, 2007.

Andre P. Johnson

Kevin L. Moore by Andre P. Johnson as Attorney-in-Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Andre P. Johnson, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 16th day of March 2007.

Commission expires:



Notary Public

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 16th day of March 2007, before me personally appeared Andre P. Johnson to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Kevin L. Moore and who acknowledged that he executed same as the free act and deed of said Kevin L. Moore by virtue of that Power of Attorney, duly executed by the said Kevin L. Moore and appearing of record as Instrument No. 20070118-0007395, Register's Office for Davidson County, Tennessee.

Witness my hand and official seal at Nashville, Tennessee this 16th day of March 2007.

Commission expires:



Notary Public