File No. 07WH0085

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $136,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF APRIL, 2007

Notary Public

MY COMMISSION EXPIRES 5/22/10

(AFFIX SEAL)

ALAN D. MAZER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 22, 2010

THIS INSTRUMENT WAS PREPARED BY
Venture Title & Escrow, Inc.
3027 Highway 31 W
White House, TN 37188
615-672-4343

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sibley E. Edwards	PrimeTrust Bank	117-03-0B-095.00 CO
(NAME)	(NAME)	
2601 Hillsboro Pk, #F-16	P.O. Box 210618	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37212	Nashville, TN 37221	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 04/27/07 11:06 2 pgs
Fees:13.00 Taxes:468.05
20070427-0050418

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, I/WE **KEITH TRAVIS MOORE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SIBLEY E. EDWARDS**, HEREINAFTER CALLED THE GRANTEE(S), 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 Unit No. F-16 on the Plan of Revised The Villager Condominium Apartment of record in Book 5200, page 201, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of The Villager Condominium Apartment, a horizontal property regime established by Master Deed, of record in Book 5434, page 665, corrected in Book 5487, page 967, said Register's Office.

Being the same property conveyed to Keith Travis Moore, an unmarried person, by deed dated 06/30/205 from Harvey Eisen, a married, of record as Instrument No. 20050630-0075721, Register's Office for Davidson County, Tennessee.

Keith Travis Moore is one and the same person as Keith T. Moore.

THIS PROPERTY IS NOT NOW NOR HAS IT EVER BEEN THE PRINCIPAL RESIDENCE OF THE GRANTOR.

This conveyance is further subject to (1) 2007 property taxes which have been prorated and assumed by the Grantee, (2) all applicable zoning ordinances, (3) utility, sewer, drainage and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (5) building restrictions, and (6) other matters of public record.

unimproved ☐

This is improved ☒ property, known as: 2601 Hillsboro Pk, #F-16, Nashville, Tennessee 37212

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), THEIR 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), 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 19th day of April, 2007.

Keith Travis Moore by Benny K. Moore,
Attorney-in-Fact, by Power of Attorney recorded
immediately prior hereto

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this the 20th day of April, 2007, before me personally appeared BENNY K. MOORE, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument in behalf of KEITH TRAVIS MOORE as his Attorney in Fact, and acknowledged that he executed the same as the free act and deed of the said KEITH TRAVIS MOORE.

Witness my hand at office this 19th day of April, 2007.

Commission expires:

Notary Public

TRACI BROOKS
STATE OF TENNESSEE
NOTARY PUBLIC
JAN. 18, 2011
SUMNER COUNTY