File No. 20070085

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $50,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF APRIL, 2007.

Notary Public

MY COMMISSION EXPIRES: 10/07/09

(AFFIX SEAL)

RACHEL ATKINSON NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF SUMNER

THIS INSTRUMENT WAS PREPARED BY
Sumner Title & Escrow, LLC, 131 Indian Lake Boulevard, Suite 200, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
The 431 Maple Street Trust	New Owner	43-13-119.00
(NAME)	(NAME)	
P.O. Box 791		
(ADDRESS)	(ADDRESS)	
Joelton, TN 37080		
(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, Joshua David Moore and Bryan Matthew Moore, heirs at law of David Lynn Moore, deceased, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO The 431 Maple Street Trust, L&O Farms, LLC, as Trustee, 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:

Being Lot No. 18 of Block "D" on the map of Forest Park Subdivision, as of record in Plat Book 843, Page 44 (erroneously referred to as Plat Book 1788, Page 409 in previous deed of record), Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to David Lynn Moore and wife, Terri Dawn Moore by deed from Brenda Jean Webb, Executrix, of record in Instrument No. 20030730-0107096, corrected by instrument of record in Instrument No. 20041203-0144059, Register's Office for Davidson County, Tennessee. Terri Dawn Moore died on October 21, 2005 leaving David Lynn Moore as the surviving tenant by the entirety. David Lynn Moore died intestate on July 7, 2006. The Estate of David Lynn Moore having being administered for probate in the Chancery Court for Davidson County, Tennessee, Probate Division, Docket No. 06P1168. Title to subject property vested in Joshua David Moore and Bryan Matthew Moore, heirs at law of David Lynn Moore.

unimproved ☐

This is improved ☒ property, known as 431 Maple Street, Madison, TN 37115

(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 26th day of April, 2007.

Joshua David Moore

Bryan Matthew Moore

Davidson County DEEDWARR
Recvd: 04/30/07 10:55 2 pgs
Fees:13.00 Taxes:185.00

20070430-0051007

File No. 20070085
STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Joshua David Moore and Bryan Matthew Moore, heirs at law of David Lynn Moore, deceased, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 26th day of April, 2007.

Commission expires:

10/07/09

RACHEL T. KIMSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

Notary Public