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Resrty T.G. Box 484

Davidson County DEEDWARR
Recvd: 05/02/07 08:49 1 pgs
Fees:13.00 Taxes:864.69

20070502-0052163

WARRANTY DEED

MOORE-H07084

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $233,700.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 26th DAY OF April, 2007.

Notary Public

(Affix Seal)

My Commission Expires: 7/24/2010

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
PROPERTY TITLE & ESCROW, INC.
113 Hazel Path, Suite 1
Hendersonville, TN 37075 (615-264-8727)

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Richard P. Moore and wife, Olena Moore	SUNTRUST MORTGAGE, INC	172-12-A-169 CO
516 Bradford Hills Place	P.O. BOX 79041	
Nashville, TN 37211	BALTIMORE, MD 21279-0041	

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 consideration, the receipt of which is hereby acknowledged, I/we, BRIAN C. HAMMONDS AND WIFE, CARRIE A. HAMMONDS, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto RICHARD P. MOORE AND WIFE, OLENA MOORE, hereinafter called the Grantee(s), their heirs and assigns, that 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. 106 on the Plan of Bradford Hills, Section Sixteen, of record in Book 7900, page 6; Amended in Book 7900, page 908, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to Brian C. Hammonds and wife, Carrie A. Hammonds by Deed from Sandy L. Naccarato and wife, Nancy C. Naccarato of record on March 8, 1999 in record Book 11373, Page 269, said Register's Office for Davidson County, Tennessee.

( ) unimproved
This is (X) improved property known as 516 Bradford Hills Place, Nashville, Tennessee 37211.

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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, 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 26th day of April, 2007 :

Brian C. Hammonds

Carrie A. Hammonds

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, Houston Rudy, a Notary Public in and for said County and State, the within named BRIAN C. HAMMONDS AND WIFE, CARRIE A. HAMMONDS, 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 at Williamson County, TN, this 26th day of April, 2007.

Notary Public

My Commission Expires: 10/06/09

HOUSTON RUDY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY