# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/07/07 09:16 2 pgs
Fees:13.00 Taxes:731.86
**20070507-0054330**

State of Tennessee )
County of Davidson )

07-04-043K

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $197,800.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 4th day of May, 2007

Notary Public

My Commission Expires: 01/03/11

DEE FILES KENNEDY NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

AFFIX SEAL

**THIS INSTRUMENT WAS PREPARED BY**

**Weiss & Weiss, Attorneys at Law, 761 Old Hickory Blvd., Suite 301, Brentwood, TN 37027**

| ADDRESS FOR NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL-NUMBERS |
|---|---|---|
| **KRISTIN J. DEVEREAUX** | CTX MORTGAGE CO, LLC | 172-12-B |
| (NAME) | (NAME) | 30.00CO |
| 1420 Woodfield Drive | P.O. Box 199114 | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37211 | Dallas, TX 75219 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

**FOR AND CONSIDERATION** of the sum of ten dollars ($10.00), 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, **RANDALL MOORE and wife, ROBERTA MOORE**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **KRISTIN J. DEVEREAUX, AN UNMARRIED WOMAN**, hereinafter called the Grantee(s), their 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. 377, on the Plan of Bradford Hills Subdivision, Section 3, of record in Book 7900, Page 6, amended in Book 7900, Page 239, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to RANDALL MOORE AND WIFE, ROBERTA MOORE, by Warranty Deed from KATHLEEN K. MASTERS, AN UNMARRIED WOMAN, of record in Instrument No. 20061122-0145084, dated November 17, 2006, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to Declaration of Covenants, Conditions, and Restrictions, of Bradford Hills, of record in Book 8069, Page 170, and made applicable in Book 8267, Page 616, Register's Office for Davidson County, Tennessee; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

BEING unimproved
Improved property known as: 1420 Woodfield Drive, Nashville, TN, 37211.

(House Number) (Street) (City or Town) (State) (Zip)

**TO HAVE AND TO HOLD** the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors 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 successors 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 WHEREOF,** my hand, this 4th day of May, 2007.

**RANDALL MOORE**

**ROBERTA MOORE**

STATE OF Tennessee )
COUNTY OF Davidson )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **RANDALL MOORE and wife, ROBERTA MOORE**, 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 Brentwood, Tennessee, this 4th day of May, 2007.

My Commission Expires: 01/03/11

Notary Public

