WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/09/07 15:35 2 pgs
Fees:13.00 Taxes:298.96

20070509-0055935

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 80,800.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of April, 2007

Notary Public:

MY COMMISSION EXPIRES: (AFFIX SEAL) 1-23-2011

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Melissa Laine Moore	Crown Mortgage	Map 136
3880 Priest Lake Drive; #19	812 Wren Rd	Group 03-0-A
Nashville, TN 37217	Goodlettsville, TN 37072	Parcel 103.00-CO

FOR AND IN 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

Merrill H. McConachie, unmarried

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Melissa Laine Moore, a single woman,
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 the 2nd Civil District of Davidson County, Tennessee, being Townhouse No. 19, Building 20, Unit C, on the Plan of Priest Lake Park Condominium Townhouse, Phase I, as of record in Book 4460, Page 88, said Register's Office, to which plan reference is hereby made for a more complete and accurate description of said property.

Being the same property conveyed to Merrill H. McConachie and wife, Lola M. McConachie, by deed from Robert M. Wilkinson and wife, Carolyn E. Wilkinson, of record in Book 5679, Page 848, said Register's Office. The said Lola M. McConachie now being deceased.

This conveyance is subject to the Master Deed, Restrictions and By-Laws of record in Book 4651, Page 412; Book 4943, Page 692; and Book 5083, Page 417; Book 5189, Page 671; Instrument 200508170097905; Instrument 200110250116633; Instrument 200602280022872; Instrument 200602280028873; said Register's Office.

This conveyance is made subject to: (1) 2007 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 4460, Page 88, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 3880 Priest Lake Drive; #19, Nashville, TN 37217

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 my hand this 18th day of April, 2007.

Merrill H. McConachie
Merrill H. McConachie

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 Merrill H. McConachie, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 18th day of April, 2007.

My Commission Expires: ~~11/22/10~~ 1/20/08

Notary Public

