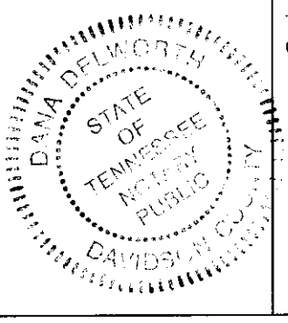
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $147,000.00

Rebecca C Moore
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF MAY, 2007.

Notary Public

MY COMMISSION EXPIRES: . 01/24/09
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Jack Case Wilson Title Associates, LLC
3931-A Gallatin Pike
Nashville, Tennessee 37216

D-1064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rebecca C. Moore	Countrywide Home Loans, Inc.	072-12-0 288.00
(NAME) 1912 Upland Drive	(NAME) P.O. Box 10423	
(ADDRESS) Nashville, TN 37216	(ADDRESS) Van Nuys, CA 91419-0423	
(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, Margaret E. Duncan, unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Rebecca C. Moore and husband, Jason W. Moore, 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. 143 on the Plan of Section Two, Burchwood Gardens of record in Book 2900, Page 66, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

BEING all of the same property conveyed to Margaret E. Duncan by Warranty Deed dated 11/19/1984 from Dennis K. Allen and wife, Grace K. Allen of record in Book 6431, Page 8, Register's Office for Davidson County, Tennessee.

Joann Duncan denHertog is executing this deed pursuant to the Power of Attorney of record in Instrument No. 20070522-0061145, Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 1912 Upland Drive, Nashville, TN 37216
(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 23rd day of May, 2007.

Margaret E Duncan by Joann Duncan denHertog

Margaret E. Duncan by Joann Duncan denHertog,
Attorney in Fact

Davidson County DEEDWARR
Recvd: 05/25/07 09:29 2 pgs
Fees:13.00 Taxes:543.90

20070525-0062433

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared Joann Duncan denHertog, known to me or satisfactorily proven to be the person who executed the foregoing instrument in behalf of Margaret E. Duncan, and acknowledged that he/she execute the same by Power of Attorney, as the free act and deed of said Margaret E. Duncan. Witness my hand and Notarial Seal this 23rd day of May, 2007.

Notary Public

My Commission Expires: 01/24/09

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:

Jack Case Wilson Title Associates, LLC
3931-A Gallatin Pike
Nashville, Tennessee 37216