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Davidson County DEEDWARR
Recvd: 06/27/07 10:39 2 pgs
Fees:13.00 Taxes:527.25

20070627-0076666

WARRANTY DEED

My Commission Expires JULY 19 2008

JUSTIN TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $142,500.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: July 19, 2008.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Blvd. Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Matthew G. Zeigler	Matthew G. Zeigler	61-3-200
(NAME)	(NAME)	
1112 Haysboro Avenue	1112 Haysboro Avenue	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Nashville, TN 37216	
(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, **Karen J. Harmon Moore, unmarried,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Matthew G. Zeigler,** 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 Davidson County, Tennessee, being Lot No. 5 on the map of Hayesboro Estates, not of record lying in Davidson County, Tennessee.

Lot No. 5 fronts 65' along the southerly margin of Haysboro Avenue and extends back 202.2' along the easterly and westerly side lines to a rear line measuring 65' thereon.

BEING the same property conveyed to Karen J. Harmon, an unmarried woman dated June 25, 2001 by deed from Erika E. Eckland, an unmarried person, filed for record on June 28, 2001 in Instrument No. 20010628-0068659, Register's Office for Davidson County, Tennessee. Karen J. Harmon subsequently married and became known as Karen J. Harmon Moore and Quitclaimed subject property to Karen J. Harmon Moore and husband, Malcolm Moore in Instrument Dated August 22, 2005 and filed for record in Instrument No. 20050831-0104543, Register's Office for Davidson County, Tennessee. Malcolm Moore is now deceased.

unimproved ☐

This is improved ☒ property, known as **1112 Haysboro Avenue, 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 my hand this **26th day of June, 2007**.

Karen J. Harmon Moore

Karen J. Harmon Moore

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, of State and County aforesaid, personally appeared Karen J. Harmon Moore, unmarried with whom I am personally acquainted, and who, upon oath, acknowledged himself/herself/themselves to be the person(s) who executed the foregoing instrument for the purpose therein contained, and that he/she/they executed the same as his/her/their free act and deed.

Witness my hand and official seal at Nashville, Tennessee this 26th day of June, 2007.

Commission expires: July 19, 2008

Justin Tatum Notary Public

JUSTIN TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires JULY 19,2008