Davidson County DEEDWARR
Recvd: 07/19/07 10:19 3 pgs
Fees:18.00 Taxes:499.13

20070719-0085850

WARRANTY DEED

DEBORAH A. RAND
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires December 21, 2009

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 134,900.00

Debbie Headley
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
22nd DAY OF June 2007

Deborah A. Rand
Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Samuel F. Anderson, Suite 230, 392 Harding Place, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mark Shallcross	SunTrust Mortgage, Inc.	MAP 108-8
(NAME)	(NAME)	
3225 Cedar Ridge Road	201 4th Ave. N./ 7th Floor	PARCEL 46
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Nashville, TN 37219	
(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, Richard M. Moline and Susan E. Lloyd and Patricia Richards heirs at law of Clarence H. Moline, deceased

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Mark Shallcross, unmarried

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. 204 on the Plan of Larchwood, Section two, as of record in Book 5200, pages 207 and 208, said Register's Office, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Clarence H. Moline and wife, Genevieve R. Moline by deed from Two-Hundred-Four Larchwood Associates, a partnership composed of Clarence R. Moline and wife, Genevieve R. Moline (50% partnership interest) and Tennessee Home Partners, Ltd (50%) partnership interest of record in Book 8036, page 933, Register's Office for Davidson County, Tennessee. The said Genevieve R Moline having since died and the property vested in Clarence H. Moline by estate of entireties and Clarence H. Moline having since died intestate*and the heirs at law inherited the property pursuant to the intestate statue set forth in TCA 31-2-104.

*on February 18, 2007

Subject to restrictions of record in Book 5479, page 443; Book 5681, page 532; Book 5688, page 696 and Book 6011, page 130, said Register's Office.

This conveyance is subject to any and all existing easements of record and to all matters shown on the plan of record in Book 5200, page 207 and 208, said Register's Office.

CONTINUED

unimproved ( )
This is improved (X) property, known as 3225 Cedar Ridge Road, Nashville, TN 37214
(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 hand s this 22nd day of June, 2007

Richard M. Moline
Richard M. Moline

Susan E. Lloyd

Patricia Richards by Richard Moline attorney in fact
Patricia Richards
By: Richard M. Moline by Power of Attorney recorded in Instrument No.*
Register's Office for Davidson County, TN.
*20070719-0085849

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 RICHARD M. MOLINE AND SUSAN E. LLOYD

the bargainor _____, 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 NASHVILLE, Tennessee, this 22nd day of JUNE, 2007.

Commission expires 3-21-09

Notary Public

PHYLLIS KEEMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ .

My commission expires _____

_____
Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On June 22, 2007 before me personally appeared Richard M. Moline to me known to be the person who executed the foregoing instrument in behalf of Patricia Richards and acknowledged that Richard M. Moline executed same as the free act and deed of said Patricia Richards for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 22nd day of June, 2007.

My Commission Expires:

3-21-09

PHYLLIS KEEMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

LEGAL DESCRIPTION CONTINUATION

Register's Office.

Taxes for the year 2007 are prorated and assumed by the Grantee(s) herein.

The legal description is the same as the previous deed of record.