McCann & Hubbard
7105 Crossroads Blvd. #105
Brentwood, TN 37027
615-377-3319

RUSSELL JOHN McCANN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMMISSION EXPIRES: JULY 18, 2009

(Notary Stamp)

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**

The actual consideration or value, whichever is greater, for this transfer is $58,500.00

Affiant

Subscribed and sworn to before me, this 21st day of August, 2007.

Notary Public

Expiration of commission.

**THIS INSTRUMENT PREPARED BY**
**McCann & Hubbard**
**7105 Crossroads Blvd. Suite 105**
**Brentwood, TN 37027**

Davidson County DEEDWARR
Recvd: 08/22/07 16:08 2 pgs
Fees:13.00 Taxes:216.45
20070822-0100522

# WARRANTY DEED

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers: |
|---|---|---|
| **Runion Properties, LLC** | | **Map 52, Group 7, Parcel 5** |
| **6549 Buttercup Drive** | New Owner | |
| **Nashville, TN 37221** | | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT AND SUFFICIENCY OF WHICH IS HEREBY ACKNOWLEDGED,

**George J. Moore, married**

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

**Runion Properties, LLC**

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. 9 in Block "B" on the Unrecorded Plan of Homeacres, as sub-divided by Blanchard & Parrish Surveyors, which fronts 100 feet on the East side of Kinsey Road and runs back toward Center Street between lines measuring 262.6 feet on the North and 265.0 feet on the South to the rear of said lot which measures 100 feet in width.

Being part of the same property conveyed to Essie I. Moore, by Warranty Deed, from Elizabeth H. Moore, a widow, of record in Book 2276, page 105, Dated April 26, 1954, Register's Office for Davidson County, Tennessee. Essie M. Moore conveyed her interest in said property by Quitclaim Deed, to George J. Moore, of record in Instrument No. 20030813-0116429, Dated August 6, 2003, Register's Office for Davidson County, Tennessee. Essie I. Moore and Essie M. Moore are one in the same person.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.

This is improved) property known as 629 Kinsey Blvd., Madison TN 37115.

TO HAVE AND TO HOLD the aforesaid real estate, together with all appurtenances and hereditaments thereunto appertaining unto Grantee, its successors and assigns in fee simple forever.

Grantor covenants that Grantor is lawfully seized and possessed of said real estate, has full power and authority to sell and convey the same; that the title thereto is free, clear and unencumbered except as aforesaid; and Grantor will forever warrant and defend the same against the lawful claims of all persons whomsoever.

The words "Grantor" and "Grantee" shall include their respective successors and assigns where the context requires or permits. 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/our hand(s) this 21st day of August, 2007.

George J. Moore

*This property has been used for investment purposes only and has never been used as the marital residence of the grantor.

**STATE OF TENNESSEE )**
**COUNTY OF WILLIAMSON )**

Personally appeared before me, a Notary Public of said County and State, George J. Moore, married , the within named sellers, with whom I am personally acquainted (or proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 21st day of August, 2007.

RUSSELL JOHN McCANN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Notary Public

My Commission Expires:

MY COMMISSION EXPIRES

File #: **07667-JM**

**RECORD & RETURN TO:**

**McCann & Hubbard**
**7105 Crossroads Blvd., Suite 105**
**Brentwood, TN 37027**