WARRANTY DEED

Return to:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212

TONYA THOMAS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON
MY COMMISSION EXPIRES: JUNE 27, 2011

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$225,000.00**

Angelina Lithgow
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF APRIL, 2008.

Tonya Thomas
Notary Public

MY COMMISSION EXPIRES: June 27, 2011.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Cornerstone Title & Escrow, 2525 Lebanon Pike, Ste.101, Bldg.C, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lester H Moffatt Jr	**Lester H Moffatt Jr**	**14211003900**
(NAME) **504 Colice Jeanne Rd.**	(NAME) **504 Colice Jeanne Road**	
(ADDRESS) **Nashville, Tennessee 37221**	(ADDRESS) **Nashville, TN 37221**	
(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,

Angela Lithgow and husband, Rory Lithgow

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

Lester H Moffatt Jr and Mary L. Vaughan, Husband and Wife

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. 87 on the Plan of Section Two, Valley West, of record in Book 3600, page 86, said Register's office. Said Lot No. 87 fronts 100.5 feet on the northerly side of Colice Jeanne Road, and runs back 193.21 feet on the easterly line and 205.85 feet on the westerly line, to a line in the rear on which it measures 101.29 feet.

Being the same property conveyed to Angela Lithgow and husband, Rory Lithgow by deed from Patrick D. Krolak and wife, Rita A. Krolak of record in Instrument 200707030079471 on 06/14/2007 and filed for record on 07/03/2007, Register's Office for said County.

unimproved ☐
This is improved ☒ property, known as **504 Colice Jeanne Road, Nashville, TN 37221**
(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 **30th** day of **April, 2008.**

Davidson County DEEDWARR
Recvd: 05/07/08 15:17 1 pgs
Fees:13.00 Taxes:832.50
20080507-0047333

Angela Lithgow

Rory Lithgow

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, **Angela Lithgow and Rory Lithgow** the within named Seller(s) with whom I am personally acquainted (or proved to me 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 **April 30, 2008**

Tonya Thomas
Notary Public

TONYA THOMAS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON
MY COMMISSION EXPIRES: JUNE 27, 2011