BOX 13
14270

Send Tax Statements To:
~~New Owner~~ Suntrust Mortgage, Inc.
401 Commerce Street Ste 6100
Nashville TN 37219

This Instrument Prepared By:
JOHN G. MITCHELL, III
Attorney at Law
279 Robert Rose Drive, Suite B
Murfreesboro, TN 37129

Davidson County DEEDWARR
Recvd: 05/15/08 10:00 2 pgs
Fees:13.00 Taxes:501.35
20080515-0049910

Name and Address of New Owner:
Jeffrey Moore
3276 LuAnn Drive
Antioch, TN 37013

Map and Parcel: 150-10-109

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, **RHONDA J. HAVELOCK, unmarried,** has this day bargained and sold and does hereby transfer and convey unto, **JEFFREY MOORE, unmarried,** his heirs and assigns, forever, that certain parcel of real estate located in Davidson County of the State of Tennessee, being described as follows, to-wit:

Being Lot No. 1 on the Plan of Roundwood Forest Subdivision, Section I, of record in Plat Book 6200, page 221, Register's Office, Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Rhonda J. Havelock, unmarried, by deed from Richard Paul Roy, Jr. and wife, Gina Louise Roy, fka Gina Louise Thomason, dated April 22, 1999, appearing of record in Book 11445, page 536, of the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all existing easements of record.

The Plan of record in Book 6200, page 221, Register's Office for Davidson County, Tennessee shows an Owners Certificate, a To Be Determined minimum building setback line from Front and a 10 foot easement for public utility and drainage along the rear and West line and a 2.5 by 25 foot utility anchor easement located on the Southeast corner of said lot; Restrictive Covenants of record in Book 6458, page 97; Surveyor's Certificate of Correction of record in Book 6667, page 900; all of said Register's Office.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said, **JEFFREY MOORE, unmarried,** his heirs and assigns, forever.

The undersigned covenants with the said Grantee that it is lawfully seized and possessed of said parcel of real estate, and that it has a good right to convey the same and that it is unencumbered, except for the lien of the 2008 real property taxes which have been prorated between the parties and are assumed by the Grantee.

The undersigned further covenants and binds itself, its successors and assigns to forever warrant and defend the title to said real estate to the Grantee, her heirs and assigns, against the lawful claims of all persons, whomsoever.

This property is subject to any and all lawful easements, setback lines, restrictions, etc. of record and applying to the within described property and to the zoning regulations of the appropriate governmental body.

IN WITNESS WHEREOF, the undersigned has executed this instrument this 9th day of May, 2008.

Rhonda J. Havelock

Rhonda J. Havelock

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for the said County and State, personally appeared, **Rhonda J. Havelock, unmarried,** the bargainers(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), acknowledged that she, executed the foregoing instrument (WARRANTY DEED) for the purposes therein contained.

9th WITNESS MY HAND AND OFFICIAL SEAL in Davidson County, Tennessee, this the day of May, 2008.

ZOILA K. ESTES NOTARY PUBLIC My Comm. Expires April 19, 2010 AT LARGE RUTHERFORD COUNTY, TN

Zoila K Estes

NOTARY PUBLIC

My Commission Expires: 04-19-2010

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $135,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Rhonda J. Havelock

AFFIANT

SWORN to and subscribed before me,
this the 9th day of May, 2008.

ZOILA K. ESTES NOTARY PUBLIC My Comm. Expires April 19, 2010 AT LARGE RUTHERFORD COUNTY, TN

Zoila K. Estes

NOTARY PUBLIC
My Commission Expires:
4-19-2010