Davidson County DEEDWARR
Recvd: 06/03/08 15:17 2 pgs
Fees:13.00 Taxes:547.60

20080603-0056721

Bk 36
23286

Prepared by:
Realty Title & Escrow Company, Inc.
4721 Andrew Jackson Pkwy
Hermitage, TN 37076

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $148,000.00

Bobbi Cooper
Affiant

Subscribed and sworn to before me, this 30th day of May, 2008.

June E. Rowell
Notary Public
My commission expires:

JUNE E. ROWELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC AT LARGE
June E. Rowell
My Commission Expires
May 22, 2010
STATE OF TENNESSEE

15-0805-151434

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Thomas R. Bruce 7008 Bonnamere Drive Hermitage TN 37076	Owner	074-08-0-021.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, James Moss and wife, Kimberly Moss, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Thomas R. Bruce, unmarried, hereinafter called the Grantees, their successors 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. 810, on the Plan of Section Seven, Hermitage Hills, of record in Book 3300, Page 62-63, amended in Book 5275, Page 444, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to James Moss and wife, Kimberly Moss by deed from Ray Elrod and wife, Marilyn Elrod, dated March 7, 2003, recorded March 10, 2003, of record in Instrument No. 20030310-0030973, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 7008 Bonnamere Drive, Hermitage, TN 37076

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 30th day of May, 2008.

James Moss

Kimberly Moss

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, James Moss and Kimberly Moss, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Hermitage, TN, this 30th day of May, 2008.

State of Tennessee at Large

My Commission expires: 06/23/2010

JUDY J. LEWIS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY