File No. 280100725

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/05/08 10:34 3 pgs
Fees:18.00 Taxes:136.90
20080605-0057804

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $37,000.00

Tammy Mellard
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF MAY, 2008.

Karen B. Heavener
Notary Public

MY COMMISSION EXPIRES: June 22, 2009.
(AFFIX SEAL)

KAREN B. HEAVENER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney - Southern Title Services
547 N. Mt. Juliet Rd., Suite 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Trevicca S. Moore	Trevicca S. Moore	Map 059-00-0 Parcel 116.00
(NAME) P.O. Box 100132	(NAME) 2907 Knight Drive	
(ADDRESS) Nashville, TN 37224	(ADDRESS) Nashville, TN 37207	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in 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, I, **Susan M. Meador, unmarried,** hereinafter called the grantor, have bargained and sold, and by these presents do transfer and convey unto **Trevicca S. Moore and husband, Caddius B. Moore,** 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 a 0.981, more or less, acre tract of land lying in the 12th Civil District of Davidson County, Tennessee. Said Tract described as being a portion of the property conveyed to Susan M. Meador of record in Instrument No. 20060126-0009701, said Register's Office. Said tract further described as being Lot No. 13, on the unrecorded subdivision of the Marshall Waters Land.

Beginning at a point lying on the easterly margin of Knight Road, said point further described as being the northwest corner of the Rogers group, Inc., property as of record in Instrument No. 20061211-01552626, Register's Office for Davidson County, Tennessee; thence leaving said property of Rogers and running with the said margin of Knight Road north 3°, 11 minutes, 43 seconds East a distance of 100 feet to a point; thence leaving the said margin of Knight and running south 89°, 30 minutes, 00 seconds east a distance of 428.24 feet to a point lying on the westerly line of Claymille Station, Phase 1, as of record in Book 6900, Page 322, Register's Office for Davidson County, Tennessee; thence running with the said line of Claymille Station south 03° 41 minutes, 41 seconds west a distance of 100.04 feet to a point lying at the northeast corner of the said Rogers property; thence leaving the said line of Claymille Station and running with the northerly line of the said Rogers property north 89°, 30 minutes, 00 seconds west a distance of 42.37 feet to the point of beginning, containing 0.981 acres, more or less.

Being a portion of the same property conveyed to Susan M. Meador by Warranty Deed dated January 17, 2006, from Robert W. Neely, Linda Sadler, Race Neely, Amber Neely, Roger E. Neely and Brenda Drake, and filed of record in Instrument No. 20060126-0009701, Register's Office for Davidson County, Tennessee. Being a portion of the same property conveyed to Susan Meador, unmarried by Quitclaim Deed and filed of record in Instrument No. 20080605-0057578, said Register's Office.

This property is subject to: County of Davidson taxes for the year 2008 and subsequent years; Title to that portion of the premises, if any, embraced within the bounds of any streets, roads and/or highways; Right-of-Way for Ewing Lane and Ewing Creek Road, as much as therein may lie; all in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 2907 Knight Drive, Nashville, TN 37207

(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 I do covenant with the said GRANTEES that I am 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 I do further covenant and bind myself, my 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 my hand this 23rd day of May, 2008.

Susan M. Meador

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Susan M. Meador, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand at office this 23rd day of May, 2009.

Commission expires:

9.17.2011

Notary Public

(seal)

JULIA A. HIRT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

File Number: 280100725

RETURN TO:

Southern Title Services
547 N. Mt. Juliet Rd., Suite 100
Mt. Juliet, TN 37122

I, Michael P. Davis do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Michael P. Davis

State of TENNESSEE

County of DAVIDSON

Personally appeared before me, Christy Y. Lane, a notary public for this county and state, Michael P. Davis who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

CHRISTY Y. LANE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES: 3/21/2009