Davidson County DEEDWARR
Recvd: 07/11/08 10:22 2 pg
Fees:13.00 Taxes:2308.43

20080711-0071290

WARRANTY DEED

B-FCR-08-2020

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $623,900.00

Valerie T. Moth
Affiant

Subscribed and sworn to before me, this 7th DAY OF July, 2008.

Notary Public

MY COMMISSION EXPIRES: 5/22/10
(AFFIX SEAL)

LAURA MITCHELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY
My Commission Expires MAY 22, 2010

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Christopher W. Moth	New Owner (NAME)	
2020 Overhill Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		131-2-180.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we REBECCA SWAN, TRUSTEE OF THE REBECCA SWAN LIVING TRUST, ESTABLISHED BY THE REVOCABLE TRUST AGREEMENT OF REBECCA SWAN, DATED OCTOBER 18, 2005, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto CHRISTOPHER W. MOTH AND WIFE, VALERIE T. MOTH, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 22, BLOCK 5, OVERTON HILLS, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 843, PAGE 66, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED BY WARRANTY DEED FROM REBECCA SWAN TO REBECCA SWAN, TRUSTEE OF THE REBECCA SWAN LIVING TRUST, ESTABLISHED BY THE REVOCABLE TRUST AGREEMENT OF REBECCA SWAN, DATED OCTOBER 18, 2005 AS RECORDED ON THE 25TH DAY OF OCTOBER, 2005 IN INSTRUMENT NO. 20051025-0128921; WARRANTY DEED FROM MICHAEL C. SWAN TO REBECCA SWAN AS RECORDED ON THE 20TH DAY OF OCTOBER, 2005 IN INSTRUMENT NO. 20051020-0126427 AND WARRANTY DEED FROM ROBERT SHARP, MARRIED AND YVONNE R. SHARP TO MICHAEL C. SWAN AND WIFE, REBECCA R. SWAN AS RECORDED ON THE 7TH DAY OF MAY, 2001 IN INSTRUMENT NO. 20010507-0047019, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO THE 2008 PROPERTY TAXES, WHICH HAVE BEEN PRORATED AND ASSUMED BY THE GRANTEE(S) AND ANY EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD INCLUDING BUT NOT LIMITED TO ANY AND ALL MATTER SET FORTH IN PLAT BOOK 843, PAGE 66, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )
This is improved (X) property, known as 2020 Overhill Drive, Nashville, Tennessee 37215
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 7th day of July, 2008.

Rebecca Swan Living Trust

Rebecca Swan, Trustee

STATE OF Tennessee
COUNTY OF Davidson

On this the 7th day of July, 2008, before me personally appeared Rebecca Swan, Trustee of the Rebecca Swan, Trustee of The Rebecca Swan Living Trust, established by the Revocable Trust Agreement of Rebecca Swan, dated October 18, 2005, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 7th day of July, 2008.

Notary Public

My Commission Expires: 5/22/10



RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903