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THERESA L. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 22, 2010
(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF ~~XXXXXXXXX~~ Davidson

The actual consideration or value, whichever is greater, for this transfer is $104,150.00

Affiant

Subscribed and sworn to before me this 22nd day of October, 2008.

Notary Public

Expiration of commission. 11/22/2010

Davidson County DEEDWARR
Recvd: 10/28/08 12:19 2 pgs
Fees:13.00 Taxes:385.36
20081028-0107472

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Derrick Esmond **Christy Esmond**	**Platinum Mortgage, Inc.**	**Map 152, Group 020, Parcel 026.00**
140 Bart Drive	**103 Spenryn Drive, Suite B**	
Antioch, TN 37013	**Madison, AL 35758**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT AND SUFFICIENCY OF WHICH IS HEREBY ACKNOWLEDGED,

The Estate of Malcolm Moore

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

Derrick Esmond and Christy Esmond, 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:

Land in Davidson County, Tennessee, being Lot No 53 on the Plan of Colewood Acres, Section 1, of record in Plat Book 3700, page 59, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof.

Being the same property conveyed to Malcolm D. Moore and wife, Helen E. Moore, by Warranty Deed, from William H. Towe d/b/a Bill Towe Construction Company, of record in Book 4221, page 161, Dated March 15, 1968, Register's Office for Davidson County, Tennessee. Helen E. Moore precedeased her husband Malcolm D. Moore. Malcolm D. Moore re-married and has since died, testate and by Last Will and Testament of record in 06P1839, Probate Court for Davidson County, said property was devised to Karen J. Moore, Lee Ann Stacy, Barbara Creasy, Dorothy Chumley, and Nancy Moore McDonald.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 3700, page 59, Register's Office for DAVIDSON County, Tennessee.
Restrictive covenants contained in an instrument of record in Book 4003, page 11, Register's Office for DAVIDSON County, Tennessee.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.

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 is improved property known as 140 Bart Drive, Antioch, TN 37013.

TO HAVE AND TO HOLD the aforesaid real estate, together with all appurtenances and hereditaments thereunto appertaining unto Grantee, its successors and assigns in fee simple forever.

Grantor covenants that Grantor is lawfully seized and possessed of said real estate, has full power and authority to sell and convey the same; that the title thereto is free, clear and unencumbered except as aforesaid; and Grantor will forever warrant and defend the same against the lawful claims of all persons whomsoever.

The words "Grantor" and "Grantee" shall include their respective successors and assigns where the context requires or permits. 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 22nd day of October, 2008.

The Estate of Malcolm Moore

Karen J. Moore

*Karen J. Moore conveys all interest she holds in said property including her life interest.

Lee Ann Stacy by: A. Scott Hubbard Attorney in fact
Lee Ann Stacy
By: A. Scott Hubbard, Attorney-in-Fact

Barbara Creasy by: A. Scott Hubbard Attorney in fact
Barbara Creasy
By: A. Scott Hubbard, Attorney-in-Fact

Dorothy Chumley by: A. Scott Hubbard Attorney in fact
Dorothy Chumley
By: A. Scott Hubbard, Attorney-in-Fact

Nancy Moore McDonald by: A. Scott Hubbard Attorney in fact
Nancy Moore McDonald
By: A. Scott Hubbard, Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public of said County and State, Karen J. Moore, the within named sellers, with whom I am personally acquainted (or proved to me their identity 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 22nd day of October, 2008.

Notary Public

My Commission Expires: 9/16/09

J. Carlton Drumwright State of Tennessee Notary Public Williamson County

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **A. Scott Hubbard**, with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument on behalf of Lee Ann Stacy for the purposes therein contained, and who further proved to me that he/she is the **Attorney in Fact** for Lee Ann Stacy and is authorized by Lee Ann Stacy to execute this instrument on his/her behalf.

Witness my hand, at office, this 22nd day of October, 2008.

Notary Public

My Commission Expires: 9/16/09

J. Carlton Drumwright State of Tennessee Notary Public Williamson County

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **A. Scott Hubbard**, with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument on behalf of Barbara Creasy for the purposes therein contained, and who further proved to me that he/she is the **Attorney in Fact** for Barbara Creasy and is authorized by Barbara Creasy to execute this instrument on his/her behalf.

Witness my hand, at office, this 22nd day of October, 2008.

Notary Public

My Commission Expires: 9/16/09

J. Carlton Drumwright State of Tennessee Notary Public Williamson County

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **A. Scott Hubbard**, with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument on behalf of Dorothy Chumley for the purposes therein contained, and who further proved to me that he/she is the **Attorney in Fact** for Dorothy Chumley and is authorized by Dorothy Chumley to execute this instrument on his/her behalf.

Witness my hand, at office, this 22nd day of October, 2008.

Notary Public

My Commission Expires: 9/16/09

J. Carlton Drumwright State of Tennessee Notary Public Williamson County

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **A. Scott Hubbard**, with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument on behalf of Nancy Moore McDonald for the purposes therein contained, and who further proved to me that he/she is the **Attorney in Fact** for Nancy Moore McDonald and is authorized by Nancy Moore McDonald to execute this instrument on his/her behalf.

Witness my hand, at office, this 22nd day of October, 2008.

Notary Public

My Commission Expires: 9/16/09

J. Carlton Drumwright State of Tennessee Notary Public Williamson County

File #: **08665-CD**
RECORD & RETURN TO:

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