Davidson County DEEDWARR
Recvd: 12/02/08 15:11 2 pgs
Fees:13.00 Taxes:917.60

20081202-0117000

FILE BOX 19B

WARRANTY DEED

LAURA B RININGER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

State of Tennessee)
County of Davidson)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $248,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 20th day of November, 2008

Notary Public

My Commission Expires: ~~01/03/11~~ ~~3-21-08~~ (AFFIX SEAL) 3-21-09

AFTER RECORDING PLEASE RETURN TO:
Preferred Escrow Service Inc
2021 Richard Jones Rd., Suite 220
Nashville, TN 37215

THIS INSTRUMENT WAS PREPARED BY

Weiss & Weiss, Attorneys at Law, 761 Old Hickory Blvd., Suite 301, Brentwood, TN 37027

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
MICHAEL PAUL MOORE (NAME)	Countrywide Bank, FSB (NAME)	91-15
4911 Elkins Avenue (ADDRESS)	801 Crescent Center Dr. #510 (ADDRESS)	277.00
Nashville, TN 37209 (CITY) (STATE) (ZIP)	Franklin TN 37067 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **MICHAEL A. MULE and wife LISA D. MULE**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **MICHAEL PAUL MOORE**, hereinafter called the Grantee(s), 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 the West 54 feet of the North 180 feet of Block 35 on the Plan of Charlotte Park Company's First Addition to Nashville of record in Book 57, page 103, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Said part of said block fronts 64.0 feet on the southerly side of Elkins Avenue and runs back between parallel lines along the easterly margin of 50th Avenue, North, formerly 9th Street, 180.0 feet to an alley.

BEING the same property conveyed to MICHAEL A. MULE AND WIFE, LISA D. MULE, by Deed from WEB IV MUSIC, INC., A TENNESSEE CORPORATION, of record in Instrument No. 20070302-0026078, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

BEING unimproved ☐
Improved ☒ property known as: 4911 Elkins Avenue, Nashville, TN, 37209.
(House Number) (Street) (City or Town) (State) (Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors and assigns, forever; and we do covenant with the said GRANTEES 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 GRANTEES, their successors 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 WHEREOF, our hands, this 20th day of November, 2008.

MICHAEL A. MULE

LISA D. MULE

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **MICHAEL A. MULE and wife LISA D. MULE**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 20th day of November, 2008.

My Commission Expires: 01/03/11

Notary Public

