WARRANTY DEED

State of Tennessee)
County of Davidson)

08-11-011-D

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $232,250.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 5th day of December, 2008

Notary Public

My Commission Expires: 1/13/2009 (AFFIX SEAL)

NICOLE DAUGHTRY STATE OF TENNESSEE NOTARY PUBLIC LAWRENCE COUNTY

Davidson County DEEDWARR
Recvd: 12/05/08 13:28 2 pgs
Fees:13.00 Taxes:859.33

20081205-0118000

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
BRYAN JAMES BILLIPS	Bryan James Billips	155-8-C
(NAME)	(NAME)	
512 Autumnwood Court	512 Autumnwood Court	029.00CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Nashville TN 37221	
(CITY) (STATE) (ZIP)	(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, **DARRELL AUSTIN MOORE AND WIFE, DIANNE MARIE MOORE**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **BRYAN JAMES BILLIPS,** , hereinafter called the Grantee(s), his 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. 29, on the Plan of Poplar Creek, Phase II**, of record in Book 6900, Pages 339-347, and revised in Book 7900, Pages 888-889, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to DARRELL AUSTIN MOORE AND WIFE, DIANNE MARIE MOORE, by Deed from DEWAYNE A. WRIGHT AND WIFE, TERESA A. PALMITESSA, of record in Instrument No. 20040922-0114434, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to Declaration of Covenants, Conditions, and Restrictions, of Poplar Creek, of record in Book 9472, Page 824, Register's Office for Davidson County, Tennessee; easements and setback lines as set forth on the above plan of record; ***and taxes for the current year which have been prorated and PAID by the Grantor(s) herein.***

BEING unimproved ☐
Improved ☒ property known as: **512 Autumnwood Court, Nashville, TN, 37221.**

(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 5th day of December, 2008.

DARRELL AUSTIN MOORE

DIANNE MARIE MOORE

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 **DARRELL AUSTIN MOORE AND WIFE, DIANNE MARIE MOORE**, 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 Brentwood, Tennessee, this 5th day of December, 2008.

My Commission Expires: 01/03/11

Notary Public

SCOTT WEISS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON