WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/24/09 14:44 3 pgs
Fees:18.00 Taxes:976.80
20090324-0026543

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $264,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 9TH DAY OF MARCH, 2009.

Notary Public

MY COMMISSION EXPIRES: July 14, 2011
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, LLC, 100 Bluegrass Commons Boulevard, Suite 2110, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Antonia C. Hayes	ANTONIA C. HAYES	10411001200
(NAME)	(NAME)	
2718 Acklen Avenue	5209 Franklin Pike	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212	Nashville,, TN 37220	
(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/WE, **Sean Moore and wife, Renata Moore**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Antonia Connie Hayes**, unmarried and Martin Hayes and wife, Evangelie Litsa Hayes 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 Lot No. 39 on the map showing Rich Re-subdivision of certain lots of Stokes and Marshall's Subdivision as of record in Book 547, page 172, Register's Office for Davidson County, Tennessee.

Said Lot No. 39 fronts 50.00 feet on the northerly side of Acklen, formerly Marshall Avenue and runs back between parallel lines 168.5 feet to an alley.

Being the same property conveyed to Sean R. Moore and wife, Renata C. Moore by Warranty Deed from Scott Troxel and wife, Lori Troxel recorded March 8, 2004 of record in Instrument No. 20040308-0025910, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 2718 Acklen Avenue, Nashville, TN 37212

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 we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, has 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 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 our hands this 9th day of March, 2009.

Sean Moore

Renata Moore by Bradley Scott Troxel her Attorney in Fact ATTY. IN FACT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, **Sean Moore**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 9th day of March, 2009.

Notary Public

My commission expires: 7/3/12

KELLY ANN CALLAGHAN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 9th day of March, 2009, before me personally appeared Bradley Scott Troxel, known to me, or proved on the basis of satisfactory evidence, to be the person who executed the foregoing instrument on behalf of Renata Moore, and who acknowledged that she executed the same as the free act and deed of the said Renata Moore, by virtue of a Power of Attorney, duly executed by the said, and appearing of record in Book 20090324-0026542 _____, said Register's Office.

Witness my hand and official seal this 9th day of March, 2009.

Notary Public

My Commission expires: 7/3/12

KELLY ANN CALLAGHAN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, do hereby make oath that I am 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.

Custodian

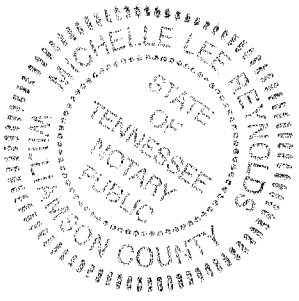
Cumberland Title

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Michelle Lee Reynolds, a notary public for this county and state, Christopher R. Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

(SEAL)



Notary Public

My Commission Expires: June 20, 2011