File No. 290500295

WARRANTY DEED

Mandy Alsup State of Tennessee Notary Public Wilson Co.

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00

Stuart R. Moore
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF JUNE, 2009.

Mandy Alsup
Notary Public

MY COMMISSION EXPIRES: 5/14/2011
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
Sidwell, Barrett, & Welch, PC
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

Davidson County DEEDWARR
Recvd: 06/09/09 10:08 3 pgs
Fees:18.00 Taxes:555.00
20090609-0053364

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Stuart R. Moore	First Tennessee Bank National Association	Map 05303005000
(NAME) 1202 Clarke Street	(NAME) 1 Mortgage Way	
(ADDRESS) Old Hickory, TN 37138	(ADDRESS) Mount Laurel, NJ 08054	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **David Drummond, a married man**, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto **Stuart R. Moore and Summer D. Moore, husband and wife**, 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 Lot No. 96, on the plan of Section B Village of Old Hickory, as shown on plat of record in Plat Book 1424, Page 67, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to David Drummond, a married man by Warranty Deed dated September 12, 2008 and filed September 30, 2008 from The Bank of New York, as Trustee for Equity One Inc. Mortgage/ Pass Through Certificates Series #2005-B of record in Instrument No. *20080930-0099222, Register's Office for Davidson County, Tennessee.

*20080930-0099222

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 206-2-307 or other similar statute.

Subject to all matters as set forth on the plat of record in Plat Book 1424, Page 27, Register's Office of Davidson County, Tennessee.

Charter of record in Deed Book 8290, Page 865, Register's Office of Davidson County, Tennessee.

Utility Easement for the Ingress/Egress of record in Book 2024, Page 540, Register's Office of Davidson County, Tennessee.

Utility Easement as shown of record in Deed Book 662, Page 743, Register's Office of Davidson County, Tennessee.

Right of Way Easement as shown of record in Deed Book 626, Page 556, Register's Office of Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 1202 Clarke Street, Old Hickory, TN 37138
(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 hands this 5th day of June, 2009.

David Drummond

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named David Drummond, a married man the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 5th day of June, 2009.

Commission expires: 11-28-09

Notary Public

File Number: 290500295

RETURN TO:

Cumberland Title
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON CO. TN

Certificate of Authenticity

I, Kimie Perry, do hereby make oath that I am a licensed attorney and/or 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.

Kimie Perry
Signature

State of Tennessee

County of Wilson

Personally appeared before me, Mandy Alsup, a notary public for this county and state, Kimie Perry who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Mandy Alsup
Notary's Signature

My Commission Expires: 5-14-2011.

Notary's Seal (If on paper)

Mandy Alsup
State of Tennessee Notary Public
Wilson Co.