WARRANTY DEED

MATTHEW WILEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2011

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $152,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2ND DAY OF JULY, 2009.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Angela L. Moore	SAME	164-10A-130
(NAME)	(NAME)	
2609 Mountain Dale Court	SAME	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37211	SAME	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, Vanessa M. Cepeda, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Angela L. Moore, unmarried 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. 336 on the Plan of Village Two, Summerfield of record in Instrument NO. 20000929-0096431, Register's Office for said County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Vanessa M. Cepeda, by deed of record in instrument no. 20040218-0018967, Register's Office for Davidson County, Tennessee.

This instrument is executed on behalf of Vanessa M. Cepeda by Hollace McKinley as her Attorney-In-Fact pursuant to recorded Power of Attorney of record in instrument no 200907090064141, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 2609 Mountain Dale Court, Antioch, TN 37013

(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 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, 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 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.

BILL GARRETT, Davidson County
Trans:T20090046116 DEEDWARR
Recvd: 07/09/09 12:54 2 pgs
Fees:13.00 Taxes:562.40
20090709-0064142

Witness my hand this 2nd day of July, 2009.

Vanessa M. Cepeda by Hollace McKinley Attorney in fact
Vanessa M. Cepeda
By: Hollace McKinley, Attorney in Fact

STATE OF TENNESSEE

COUNTY OF Davidson

On this 7/2/09 before me personally appeared Hollace McKinley, the person who executed the foregoing instrument on behalf of Vanessa M. Cepeda, and acknowledged that he executed the same as the free act and deed of the said Vanessa M. Cepeda, through Power of Attorney granted him by the said Vanessa M. Cepeda.

Witness my hand and official seal at Franklin, Tennessee this 2nd day of July, 2009.

Commission expires:

Victor Hazelwood, Notary Public

Notary Public

