WARRANTY DEED

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 THE 16th day of October, 2009.

Notary Public

MY COMMISSION EXPIRES: 01/07/2013
(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Atomic Closing and Escrow Services, LLC, P.O. Box 60888, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Goffrey Moore and Martha Moore	NEW OWNER	073 05 0 083.00
(NAME)	(NAME)	
3833 Moss Rose Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(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, Doris A. Willis and Amanda J. Willis, both unmarried HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Goffrey Moore and wife, Martha Moore, 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 the 11th, formerly the 18th, Civil District of Davidson County,Tennessee, and being shown as part of the south part of a tract of 56.92 acres on the Map of the East Part of W. J. Tune's Land, of record in Book 974, Page 1, said Register's Office; and further shown as part of Lot 28 on the Plan of Moss Rose Heights Subdivision, Section No. 2 Extended, of record in Book 1424, Page 109, said Register's Office, described partially according to a copy of a survey thereof made by Lewis D. Justice, Surveyor, on March 21, 1952, as follows:

BEGINNING at a point in the westerly margin of Moss Rose Drive, which point is located 100 feet southerly from the southwest corner of the intersection of Moss Rose Drive and Ivy Drive; thence in a southerly direction along the westerly margin of Moss Rose Drive 85 feet to a concrete monument; thence S 35 deg. 10' W, 191.1 feet to an iron stake; thence N 35 deg., 10' W, 125 feet to a point; thence in an easterly direction 185 feet, more or less, to the point of beginning.

Being the same property conveyed to Doris A. Willis, unmarried, and Amanda J. Willis, unmarried, as joint tennants with right of surviorship by Quit Claim Deed from Thomas E. Stewart, Trustee, dated 5-09-2002, of record in Instrument Number: 20020528-0064425, Register's Office for said County.

BILL GARRETT, Davidson County
Trans:T20090071221 DEEDWARR
Recvd: 10/20/09 10:39 2 pgs
Fees:13.00 Taxes:917.60
20091020-0096797

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is improved X property, known as 3833 Moss Rose Drive, Nashville, TN 37216
(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.

Witness our hands this 16th day of October, 2009.

Doris A. Willis

Amanda Willis, also known as Amanda Jean Willis
BY Doris Ann Willis, Attorney in Fact

STATE OF TENNESSEE

COUNTY OF Davidson

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

Witness my hand and official seal at 16th day of October, 2009.

Commission expires: 1/7/2013

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Doris Ann Willis, Attorney in Fact for Amanda Willis, also known as Amanda Jean Willis, 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 on behalf of Amanda Willis, also known as Amanda Jean Willis by Doris Ann Willis for the purposes therein contained pursuant to Power of Attorney executed by Amanda Willis, also known as Amanda Jean Willis.

Witness my hand and official seal this 16th day of October, 2009.

Notary Public

Commission Expires: 01/07/2013

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

RETURN TO:

Atomic Closing and Escrow Services, LLC
P.O. Box 60888, Nashville, TN 37206