BILL GARRETT, Davidson County
Trans:T20090072869 DEEDWARR
Recvd: 10/27/09 11:41 2 pgs
Fees:13.00 Taxes:592.00
20091027-0098990

This Instrument Prepared By:
Harpeth Title, LLC
109 West Park Drive, Suite 150
Brentwood, TN 37027
File No. H090597

Send Tax Bills To:
Suntrust Mortgage, Inc.
401 Commerce Street, Ste. 6100
Nashville, TN 37219

New Owner is:
Robby L. Kitterman
201 Holiday Drive
Madison, TN 37115

MAP: 042-14-0

PARCEL: 104.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Elaine Moore and husband, Quinn Moore** , hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Robby L. Kitterman, unmarried**, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

Being Lot No. 14 on the Plan of Holiday Hills, as of record in Book 3600, page 28, Register's office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Elaine Moore and husband, Quinn Moore by Warranty Deed from George B. Kesterson, Jr. and wife, Barbara J. Kesterson, dated 5/15/00 and recorded 5/24/00 in Instrument Number 20000524-0052109, Register's Office for Davidson County, Tennessee.

Subject to all matters shown on plat of record in Plat Book 3600, page 28, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

Improved property known as: **201 Holiday Drive, Madison, TN 37115**

Sellers Initials

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this the 23 day of October, 2009.

GRANTOR(S):

Elaine Moore

ELAINE MOORE

QUINN MOORE

ACKNOWLEDGEMENT

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **ELAINE MOORE AND QUINN MOORE** , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the this the 23rd day of October, 2009.

NOTARY PUBLIC
My Commission Expires:_____

MARGARET R. MEANS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Margaret R. Means
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
January 23, 2010

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is **$160,000.00**.

AFFIANT

SWORN TO and subscribed before me this the 23 day of October, 2009.

MARGARET R. MEANS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Margaret R. Means
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
January 23, 2010

NOTARY PUBLIC
My commission expires:_____