RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT-091000815

WARRANTY DEED

VERONICA E. VICTORY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires
February 18, 2013

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$243,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 23rd day of OCTOBER, 2009

Veronica E. Victory
Notary Public

MY COMMISSION EXPIRES:_____

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
LINDA COHEN **1552 ELLER DRIVE** **NASHVILLE, TN 37221**	**SAME**	**143-13-OA-010.00**

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, WE,

RONALD W. MOORE AND WIFE, ANN S. MOORE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

~~LINDA COHEN~~ Linda R. Cohen

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVDISON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 10, Phase 1, on the plan of Riverside, as of record in Book 6900, pages 490, 491 and 492, and revision to Book 6900, page 490 (Phase 1 Boundary Area) of record in Book 6900, page 784; and Surveyor's Certificate of Correction of record in Instrument Number 20040506-0052081, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Ronald W. Moore and wife, Ann S. Moore by Warranty Deed from Rochford Realty & Construction Co., Inc., dated 11/19/93 and recorded 11/30/93 in Book 9168, page 533, Register's Office for Davidson County, Tennessee.

This is improved (X) property known as **1552 ELLER DRIVE, NASHVILLE, TN 37221**
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 23rd day of OCTOBER, 2009.

Ronald W. Moore
RONALD W. MOORE

Ann S. Moore
ANN S. MOORE

BILL GARRETT, Davidson County
Trans: T20090072887 DEEDWARR
Recvd: 10/27/09 12:22 2 pgs
Fees: 13.00 Taxes: 899.10
20091027-0099028

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ronald W. Moore and wife, Ann S. Moore 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 Smyrna, Tennessee, this 23rd day of October, 2009.

Commission Expires:_____

Veronica E. Victory
Notary Public

VERONICA E. VICTORY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires
February 18, 2013