WARRANTY DEED

JOHN OLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $410,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF DECEMBER, 2009.

Notary Public

MY COMMISSION EXPIRES: 7-24-10
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
West End Title & Escrow, LLC, One Burton Hills Blvd., Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jackson R. Moran	New Owner	104-13-0-050
(NAME)	(NAME)	
208 Carden Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37205		
(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, Gertrude Schlanger, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jackson R. Moran and wife, Anna M. Moran, 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. 20 on the Plan of Bransford's Realty Company's Subdivision of record in Plat Book 547, page 53, Register's Office for said County.

Said Lot No. 20 fronts 60 feet on the east side of Carden Avenue, and runs back between parallel lines 210 feet to a dead line.

Being the same property conveyed to ARON SCHLANGER AND WIFE, GERTRUDE SCHLANGER, by deed from S. D. LOVELL AND WIFE, EVELYN H. LOVELL, of record in Book 2929, page 471, dated August 10, 1959, said Register's Office. Then being further conveyed to GERTRUDE SCHLANGER, by Quitclaim Deed of record in Book 5541, page 134, dated December 6, 1979, said Register's Office.

This conveyance is subject to: 2010 property taxes which are not yet a lien; all matters appearing on the Plan of Bransford's Realty Company's Subdivision, of record in Plat Book 547, page 53, said Register's Office; and any and all restrictions and easements of record.

unimproved ☐

This is improved ■ property, known as 208 Carden Avenue, Nashville, TN 37205
(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 28th day of December, 2009.

Gertrude Schlanger
By: Hilda S. Golden, Attorney-in-fact

Gertrude Schlanger
By: Dina S. Romeo, Attorney-in-fact

Gertrude Schlanger by Dina S. Romeo Attorney-in-fact

BILL GARRETT, Davidson County
Trans:T20090087589 DEEDWARR
Recvd: 12/30/09 13:33 4 pgs
Fees:23.00 Taxes:1517.00

20091230-0118494

STATE OF TEXAS)
COUNTY OF _____)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Hilda S. Golden, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument on behalf of Gertrude Schlanger, as her duly appointed attorney in fact, and acknowledged that she executed the same as the free act and deed of the said Gertrude Schlanger.

Witness my hand and official seal at _____, this _____ day of _____.

_____
Notary Public

My Commission Expires:

STATE OF TENNESSEE)
COUNTY OF SHELBY)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Dina S. Romeo, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument on behalf of Gertrude Schlanger, as her duly appointed attorney in fact, and acknowledged that she executed the same as the free act and deed of the said Gertrude Schlanger.

Witness my hand and official seal at Germantown TN this 16th day of December 2009

_____
Notary Public

MATTHEW D. PIND
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY

My Commission Expires:
My Commission Expires:
December 12, 2012

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $410,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF DECEMBER, 2009. Notary Public MY COMMISSION EXPIRES: (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
West End Title & Escrow, LLC, One Burton Hills Blvd., Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jackson R. Moran		104-13-0-050
(NAME)	(NAME)	
208 Carden Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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(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 28th day of December, 2009.

Gertrude Schlanger by Hilda S. Golden, attorney-in-fact
Gertrude Schlanger
By: Hilda S. Golden, Attorney-in-fact

Gertrude Schlanger
By: Dina S. Romeo, Attorney-in-fact

STATE OF TEXAS)
COUNTY OF Denton)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Hilda S. Golden, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument on behalf of Gertrude Schlanger, as her duly appointed attorney in fact, and acknowledged that she executed the same as the free act and deed of the said Gertrude Schlanger.

Witness my hand and official seal at 3:13 pm, this 16 day of Dec. 2009.

Elaine Povinelli
Notary Public

ELAINE POVINELLI
Notary Public
State of Texas
My Comm. Expires 06-25-2011

My Commission Expires:

STATE OF TENNESSEE)
COUNTY OF SHELBY)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Dina S. Romeo, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument on behalf of Gertrude Schlanger, as her duly appointed attorney in fact, and acknowledged that she executed the same as the free act and deed of the said Gertrude Schlanger.

Witness my hand and official seal at_____, this_____day of_____.

_____
Notary Public

My Commission Expires:

Return to:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212