WARRANTY DEED

Record & Return To:
Foundation Title
30 Burton Hills Blvd.
#175
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $128,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 8th day of **January, 2010.**

Notary Public

MY COMMISSION EXPIRES: 4-3-12
(AFFIX SEAL)

KELLY ANN CALLAGHAN NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, LLC, 30 Burton Hills Blvd, Suite 175, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Leslie Armstrong	WR Starkey Mortgage, LLP	161-11-A-191
(NAME) 342 Huntington Ridge Drive, Unit 191	(NAME) 5055 W. Park Blvd., Suite 300	
(ADDRESS) Nashville, TN 37211	(ADDRESS) Plano, TX, 75093	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, I/WE, **Regina Kay Moore and husband Don Moore**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Leslie Armstrong, an unmarried woman**, 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, designated as Unit No. 191 on the Plan of Huntington Ridge Townhomes of record in Book 4675, page 9, Register's Office for said County to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to Regina Kay Moore and husband, Don Moore by Warranty Deed from Mary Alice Pirtle Setters, now Radmanovich, dated February 14, 2006 and recorded in Instrument No. 20060217-0019241, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 342 Huntington Ridge Drive, Unit 191, Nashville, TN 37211

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, has 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:T20100002721 DEEDWARR
Recvd: 01/14/10 10:55 2 pgs
Fees:13.00 Taxes:475.45
20100114-0003492

Witness our hands this **8th** day of **January, 2010**

Regina Kay Moore

Don Moore

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, **Regina Kay Moore and Don Moore**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **8th** day of **January, 2010**

Notary Public

My commission expires: 7-3-12

KELLY ANN CALLAGHAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON