WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20100055840 DEEDWARR
Recvd: 09/07/10 11:24 2 pgs
Fees:13.00 Taxes:939.43
20100907-0070838

TAMMY MORRIS NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $253,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF AUGUST, 2010.

Notary Public

MY COMMISSION EXPIRES: February 21, 2012. (AFFIX SEAL) 4-23-14

THIS INSTRUMENT WAS PREPARED BY
Lighthouse Title and Escrow, LLC, 301 S Perimeter Park, Suite 212, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Linda Diane Beckett	New Owner	161-13-B/328.00
(NAME)	(NAME)	
328 Shady Creek		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(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, **Elizabeth Nicole Moore, an unmarried woman and Rachel A. Moore, an unmarried woman,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Linda Diane Beckett,** _____, 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 Unit No. 328 on the plan of Creekside, as shown on Exhibit "B" of the Master Deed of record in Instrument No. 20050204-0013611, as amended in Instrument No. 20050329-0034131 and Instrument No. 20050822-0100021, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Elizabeth Nicole Moore, an unmarried woman and Rachel A. Moore, an unmarried woman, as tenants in common with rights of survivorship, by Warranty Deed from Pulte Homes Tennessee, limited partnership dated June 2nd, 2006 and filed for record on June 8th, 2006 in Instrument No. 20060608-0068303, in the Register's Office for Davidson County, Tennessee.

Subject to any and all matters as shown on the Plan of Record and Master Deed recorded in Instrument No. 20050204-0013611 as amended in Instrument No. 20050329-0034131 and Instrument No. 20050822-0100021, in the Register's Office for Davidson County, Tennessee.

Subject to any and all easements and restrictions on record in the Register's Office for Davidson County, Tennessee.

Subject to any and all zoning regulations, building restrictions and setback lines if any, and any and all easements for public utilities.

The 2010 Taxes have been prorated and assumed by the Grantee(s).

unimproved ☐

This is improved ☒ property, known as 328 Shady Creek, Nashville, TN 37211

(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 27th day of August, 2010.

Elizabeth Nicole Moore

Rachel A. Moore

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and state, the within named Elizabeth Nicole Moore and Rachel A. Moore the bargainor (s), 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 for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 27th day of August, 2010.

Commission expires: February 21, 2012

Judith C. Jacobs Notary Public

JUDITH C. JACOBS STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD CO., TN