03

Realty Title

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Avenue, Suite 102
Nashville, TN 37215

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 02-11-2013

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater, for this transfer is $208,000.00

Affiant

Subscribed and sworn to before me, this 25th day of October, 2010.

Notary Public
My commission expires: 2/11/13

03-1008-36699

Address of New Owner:	Send Tax Bills to:	Tax Information
Erin Cottrell	U.S. BANK, N.A.	082-13-0 028.00
910 Phillips St.	4801 FREDERICA ST.	
Nashville TN 37208	OWENSBORO, KY 42301	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Maleea Moore, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Erin Cottrell, hereinafter called the Grantees, their successors 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, described as follows, to-wit:

Being a lot or parcel in North Nashville, and being part of the Old Hicks Property, described as follows:

Beginning at the northeast intersection of Phillips Street and the first alley west of 9th Avenue North, thence with the northerly margin of Phillips Street, eastwardly 30 feet 4 inches to a point; thence northwardly and on line with partition fence 90 feet, more or less, to a point at intersection of said line and southerly margin of a private alley; thence with the margin of said private alley, westwardly 30 feet 6 inches to a point at intersection of said private alley and the easterly margin of the first mentioned alley, southwardly 90 feet, more or less, to the beginning.

Being the same property conveyed to Maleea Moore by deed from Province Builders dated July 25, 2007, recorded July 26, 2007 in Instrument No. 20070726-0088882, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 910 Phillips St., Nashville, TN 37208

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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:T20100068481 DEEDWARR
Recvd: 10/28/10 13:51 2 pgs
Fees:13.00 Taxes:769.60
20101028-0086385

WITNESS my hand this 25th day of October, 2010.

Maleea Moore
Maleea Moore

By: Staci Coleman, her attorney in fact
By: Staci Coleman, her attorney in fact

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 Staci Coleman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the attorney in fact for Maleea Moore and that she is authorized by Maleea Moore to execute this instrument on her behalf.

Witness my hand and official seal at Nashville, TN, this 25th day of October, 2010.

Diane K. Mann
State of Tennessee at Large

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 02-11-2013

My commission expires: