BILL GARRETT, Davidson County
Trans:T20100076481 DEEDWARR
Recvd: 12/03/10 14:14 2 pgs
Fees:13.00 Taxes:1461.50
20101203-0096637

RECORD AND RETURN TO;
TITLE PROFESSIONALS OF TENNESSEE, LLC
101 Point East Drive
Nashville, Tennessee 37216

WARRANTY DEED

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$395,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF NOVEMBER, 2010.

TRICIA BALL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public

MY COMMISSION EXPIRES: 9/8/13

THIS INSTRUMENT WAS PREPARED BY
TITLE PROFESSIONALS OF TENNESSEE, LLC, 101 POINT EAST DRIVE, NASHVILLE, TENNESSEE 37216

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NO.
JACOB HATHAWAY and SHARON RUIZ **1311 Stratton Avenue** **Nashville, TN 37206**	new owner	**08305028400**

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, K. LORELEA MOORE, Unmarried**

HEREINAFTER CALLED THE GRANTORS, HAVE QUITCLAIMED AND SOLD, AND BY THESE PRESENTS DO QUITCLAIM UNTO **JACOB HATHAWAY and SHARON RUIZ**

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:

BEING Lots Nos. 10 and 11 of Block "A" on the Map of f. O. Beasley's Addition to East Nashville of record in Book 57, Page 85, Register's Office for Davidson County, Tennessee.

SAID Lots Nos. 10 and 11 front together 99.6 feet on the northerly side of Stratton Avenue and run back between lines with the westerly margin of North 14th Street, formerly Ordway Avenue, 170.0 feet to an alley, measuring 98.1 feet thereon.

BEING the same property conveyed to K. Lorelea Moore by deed from Carl Gibbs and wife, DeAnna Gibbs of record in Instrument Number 20020122-0008615, Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property known as **1311 Stratton Avenue, Nashville, Tennessee 37206**

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 whosoever. 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 my hand this 29th day of November, 2010.

K. Lorelea Moore by Jon W atty in fact

K. LORELEA MOORE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 29th day of November, 2010, personally appeared JON HASENFUSS, to me known to be the person who executed the foregoing instrument on behalf of K. LORELEA MOORE, as her Attorney-in-Fact, and acknowledged that JON HASENFUSS executed the same as the free act and deed of the said K. LORELEA MOORE, as though she had personally acted.

WITNESS my hand and official seal at Nashville, Tennessee, this the 29th day of November, 2010.

Marka L. Nettle
NOTARY PUBLIC

My Commission Expires: 12/28/2013

