WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110022611 DEEDWARR
Recvd: 04/18/11 10:20 2 pgs
Fees:13.00 Taxes:329.30
20110418-0029638

MADISON, TN 37115

STATE OF TENNESSEE
COUNTY OF ~~Rutherford~~ Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $89,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of April, 2011.

Notary Public

MY COMMISSION EXPIRES: ~~June 08, 2012~~ 11-7-11

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Birchfield Title, LLC, 1535 W. Northfield Blvd, Ste 16, Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Miguel A. Catacho	Acopia Home Loans, LLC	04302008200
(NAME)	(NAME)	
625 MAY Court S	306 Northcreek Blvd, Suite 100	
(ADDRESS)	(ADDRESS)	
MADISON, TN 37115	Goodlettsville, TN. 37072	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Judy Viola Moore, an unmarried woman**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Miguel A. Catacho, an unmarried man**, hereinafter called the GRANTEE(S), their heirs and/or 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. 75 on the Plan of Farview Section Three of record in Plat Book 3700 Page 113 Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Elizabeth Odell Burton by Quitclaim Deed from Judy Viola Moore, Unmarried, and William Burton (aka William Burton, Sr.), dated April 6, 2006 of record in Instrument # 20060426-0047645, Register's Office for Davidson County, Tennessee. Said deed should have been conveyed from William Bruce Burton, Jr. and Leonard Chad Burton, sole heirs at law of William Burton (aka William Burton, Sr.) to Elizabeth Odell Burton. Being the same property further conveyed to Elizabeth Odell Burton and Judy Viola Moore, both Unmarried, as joint tenants with Right of Survivorship. The said Elizabeth Odell Burton having since passed on April 2, 2008, leaving Judy Viola Moore surviving tenant by the entirety.

Being the same property conveyed to Judy Viola Moore by Quitclaim Deed from Leonard Chad Burton and William Bruce Burton, Jr., dated January 7th, 2009 filed for record on March 31, 2011 of record in Instrument Number 20110331-0024676, Register's Office for Davidson County, Tennessee.

Judy Viola Moore and Judy V. Moore are one in the same person.
William Bruce Burton, Jr. and William Burton, Jr. are one in the same person.

This conveyance is subject to the following:
All matters as set forth per Plat Book 3700, Page 113; Memorandum of Agreement of record in Instrument 200601250009403, said Register's Office.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 625 MAY Court S, MADISON, TN 37115

(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 GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 my hand this 12th day of April, 2011.

Judy Viola Moore

State of Tennessee
County of Rutherford

Personally appeared before me Judy Viola Moore, an unmarried woman, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 12th day of April, 2011.

Notary Public Rebecca A. Dohoda
My Commission Expires: June 03, 2012

Rebecca A. Dohoda
State of Tennessee Notary Public
Rutherford County

RETURN TO:
Birchfield Title, LLC
1535 W. Northfield Blvd, Ste 16
Murfreesboro, TN 37129