WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110045469 DEEDWARR
Recvd: 07/27/11 11:15 2 pgs
Fees:13.00 Taxes:547.60
20110727-0057448

JANE GRAZER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $148,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF JUNE, 2011.

Notary Public

MY COMMISSION EXPIRES: 8/16/14

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
West End Title & Escrow, LLC, 1720 West End Avenue, Suite 300, Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Matthew A. Hansen	Same address as	061-16-0-237.00
(NAME)	(NAME)	
1301 Ardee Avenue	new owner	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(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, Joshua Moore and wife, Ashley Moore, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Matthew A. Hansen, unmarried and Rachel C. Short, unmarried 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 part of Lot No. 54 of Block "C" on the map of the Re-Subdivision of Sunnymeade as of record in Book 974, pages 56 and 57, Registers Office for said County, described according to a survey made by John Kohl Surveyor, dated January 27, 1977.

Said part of Lot No. 54 fronts 50 feet on the northerly side of Ardee Avenue and runs back 202.5 feet on the easterly line and 200 feet on the westerly line, with the easterly margin of Kennedy Avenue to a dead line measuring 50 feet thereon.

Being the same property conveyed to JOSHUA MOORE AND WIFE, ASHLEY MOORE, by deed from DEANNA GLAZE AND S. AMELLA WHITE, of record as Instrument No. 20051122-0140749, dated November 18, 2005, said Register's Office.

This conveyance is subject to: 2011 property taxes which are a lien, but not yet due and payable; all matters appearing on the map of the Re-Subdivision of Sunnymeade, of record in Book 974, pages 56 and 57, said Register's Office; and any and all restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 1301 Ardee Avenue, Nashville, TN 37216

(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 30th day of June, 2011.

Joshua Moore

Ashley Moore

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Joshua Moore, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, this 30th day of June, 2011.

Notary Public

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

My Commission Expires: 11/8/13

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ashley Moore, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, this 30th day of June, 2011.

Notary Public

My Commission Expires:

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

11/8/13

LIMESTONE TITLE & ESCROW, LLC

After Recording Return To:
Limestone Title & Escrow, LLC
5409 Maryland Way, Suite 130
Brentwood, TN 37027