BILL GARRETT, Davidson County
Trans:T20110046135 DEEDWARR
Recvd: 07/29/11 11:12 2 pgs
Fees:13.00 Taxes:480.63
20110729-0058260

RETURN TO / PREPARED BY:
First Title and Escrow Company, Inc.
2000 Richard Jones Rd., Ste. 110
Nashville, TN 37215
FTEC File # 30130
(Davidson County File Box 9-B)

STATE OF TENNESSEE
COUNTY OF

The actual consideration or value, whichever is greater, for this transfer is $129,900.00

Affiant

Subscribed and sworn to before me this 28th day of July, 2011.

Notary Public

My commission expires:

ELIZABETH L. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 7, 2011

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
4711 Trousdale Drive, Suite 120
Nashville Tennessee 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Reggie D. Moore	Franklin American Mortgage Co.	060-04-0-06000
135 Southridge Drive	501 Corporate Center Dr. #400	
Nashville, TN 37207	Franklin TN 37067	
		File: ST9987

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 ACKNOWLEDGE, WE,

James B. Rothwell and Cheryl Rothwell, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Reggie D. Moore, 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 Lot 54, SECTION 1, OAK PARK, as shown on plat of record in Plat Book 3600, Page 84 and amended in Book 3864, Page 82, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Special Warranty Deed from The Secretary of Veterans Affairs, an Officer of the United States of America to James B. Rothwell and Cheryl Rothwell, husband and wife as recorded on the 8th day of July, 2010 in Instrument No. 20100708-0053394; Trustee's Deed from Shellie Wallace as Successor Trustee and Matthew Smith as Co-Trustee to The Secretary of Veterans Affairs, an Officer of the United States of America as recorded on the 27th day of October, 2009 in Instrument No. 20091027-0098780 and Warranty Deed from Thomas Taylor, Jr. and wife, Ann Taylor to James K. Harris as recorded on the 7th day of October, 2003 in Instrument No. 20031007-0148361, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All matters shown on the plan of record in Plat Book 3600, Page 84 and amended in Book 3864, Page 82, in the Register's Office, Davidson County, Tennessee.

This is improved (__X__) unimproved (____) property known as 135 Southridge Drive, Nashville, TN 37207.

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 in 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 my/our hand(s) this 28th day of July, 2011.

James B. Rothwell

Cheryl Rothwell

STATE OF TENNESSEE)
COUNTY OF SUMNER)

Personally appeared before me, a Notary Public of said County and State, James B. Rothwell and Cheryl Rothwell , the within named Grantors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of July, 2011.

Notary Public

KRISTEN M. TRAINI
Notary Public At Large
SUMNER COUNTY, TENN.

My Commission Expires: AUG 2 1 2012