Davidson County DEEDWARR
Recvd: 08/29/11 14:13 3 pgs
Fees:18.00 Taxes:240.50
20110829-0066714

This Instrument Prepared by:
Legends Title Services, LLC
155 Legends Drive, Suite O
Lebanon, Tennessee 37087

ADDRESS NEW OWNER:
Pantheon Development, LLC
1389 Moonlight Trail
Brentwood, TN 37027

SEND TAX BILL TO:
Same as New Owner

TAX ID 072-09-244.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid to the undersigned, the receipt of which amount being hereby acknowledged, and other good and valuable consideration, **Richard Donald Moreland, a married man,** has this day bargained and sold, and does hereby transfer and convey unto **Pantheon Development, LLC,** certain land situated in Davidson County, Tennessee, being more particularly described as follows:

Land in Davidson County, Tennessee, being the westerly 50 feet of Lot No. 40 on the Plan of East Hill Addition of record in Plat Book 332, Page 33, in the Register's Office for Davidson County, Tennessee.

Said part of Lot No. 40 fronts 50 feet on the southerly side of Delmas Avenue and runs back between parallel lines 191 feet to a dead line. Being the same property conveyed to Kathryne Moreland and husband, Richard Donald Moreland, by Quitclaim Deed from Kathryne Corlew Vandivort, of record as Instrument No. 20050125-0008986, in the Register's Office for Davidson County, Tennessee, dated November 14, 2005.

Being the same property previously conveyed to James V. Vandivort and wife, Kathryne J. Vandivort by Warranty Deed from Robert W. Parkhurst and Edd R. Turner, III, recorded in Book 5201, page 695, in the Register's Office for Davidson County, Tennessee, dated September 21, 1977. Said property divested from James Virgil Vandivort and into Kathryne Corlew Vandivort by Final Decree recorded in Book 5488, page 802, in the Register's Office for Davidson County, Tennessee, dated March 23, 1979.

Kathryne Moreland, having since died on July 21, 2006, said property vested to Richard Donald Moreland by operation of law as the surviving tenant of the entireties,

This is improved property known as: **1016 Delmas Ave, Nashville, Tennessee 37216**

TO HAVE AND TO HOLD said lands, including the appurtenances thereon situated, and all the right, title, estate and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever.

I COVENANT with the Grantees herein that I am lawfully seized and possessed of said lands in fee simple; that I have a good and lawful right to convey same; and I do warrant and will forever defend the title thereto against the lawful claims of all persons whomsoever.

REAL PROPERTY TAXES: The real property taxes for the year 2011 shall be prorated as of the date of this deed.

EASEMENTS AND RIGHTS OF WAY: This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in Book 332, page 33, and encumbrances as may be shown of record in the office of the Register of Deeds where the real property is situated.

RULES AND REGULATIONS: This conveyance is made subject to all Governmental rules and regulations and all Davidson County Health Department rules and regulations.

POSSESSION: Possession to be given with delivery of deed.

WITNESS MY HAND on this the 25th day of August, 2011

Richard Donald Moreland

Richard Donald Moreland

Rhoda Moreland

Rhoda L. Moreland

STATE OF GA
COUNTY OF CLAYTON

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Richard Donald Moreland and Rhoda L. Moreland,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 25th day of August, 2011.

Colleen M. Carmichael

NOTARY PUBLIC

My Commission Expires: 8/19/2015

STATE OF ~~TENNESSEE~~ GA
COUNTY OF ~~Davidson~~ CLAYTON

The actual value or consideration, whichever is greater, for this transfer is $65,000.00.

AFFIANT

Subscribed and sworn to before me this the 25th day of August, 2011.

Colleen M. Carmichael

NOTARY PUBLIC

My Commission Expires: 8/19/2015

True Copy Certification

I, Yvette Meldrum, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Yvette Meldrum

Signature

State of Tennessee
County of Williamson
Personally appeared before me, Jackie Lampley, a notary public for this county and state, Yvette Meldrum who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Jackie Lampley

Notary's Signature

My Commission Expires: 06/16/2013

