BILL GARRETT, Davidson County
Trans:T20110061148 DEEDWARR
Recvd: 10/03/11 09:24 3 pgs
Fees:18.00 Taxes:458.80
20111003-0076161

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $124,000.00

Gary L. Moore
Affiant

Subscribed and sworn to before me, this 29TH DAY OF SEPTEMBER, 2011.

Mary Birchwood
Notary Public

MY COMMISSION EXPIRES:
11-7-11
(AFFIX SEAL)

MARY BIRCHWOOD NOTARY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 7, 2011

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gary L. Moore and Sandra Moore, Husband and Wife	First Community Mortgage, Inc.	04209006400
	(NAME)	
1008 Westchester Drive	275 Robert Rose Drive	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Murfreesboro, TN 37129	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Katherine R. Watson and Jeanne Ellen Graham and Melinda Fleming and Rhonda Schremmer, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Gary L. Moore and Sandra Moore, Husband and Wife, hereinafter called the Grantees, their heirs and assigns, that 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. 112 ON THE PLAN OF KEMPER HEIGHTS, AS OF RECORD IN BOOK 2331, PAGES 65 AND 66, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION OF SAID LOT.

BEING THE SAME PROPERTY CONVEYED TO JOSEPH H. RUTHERFORD AND WIFE, MARY DELLA RUTHERFORD BY DEED FROM JAMES WHEELER RUTHERFORD AND WIFE, GWENDOLYNE RUTHERFORD, OF RECORD IN BOOK 3220, PAGE 439, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. THE SAID JOSEPH H. RUTHERFORD HAVING PREDECEASED MARY DELLA RUTHERFORD AS EVIDENCED BY ORDER IN THE SEVENTH CIRCUIT COURT FOR DAVIDSON COUNTY, TENNESSEE, PROBATE DIVISION OF RECORD IN INSTRUMENT NO. 20070816-0098167, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. MARY DELLA RUTHERFORD HAVING DIED TESTATE ON AUGUST 15, 2007 AND BY HER LAST WILL AND TESTAMENT OF RECORD IN DOCKET NO. 07P-1360 IN THE SEVENTH CIRCUIT COURT FOR DAVIDSON COUNTY, TENNESSEE, SAID PROPERTY WAS DEVISED TO KATHERINE R. WATSON, JEANNE ELLEN GRAHAM, MELINDA FLEMING AND RHONDA SCHREMMER.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2012 AND SUBSEQUENT YEARS.

THIS IS NOT THE PRINCIPLE RESIDENCE OF THE GRANTOR(S).

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 1008 Westchester Drive, 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 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

WARRANTY DEED
(Continued)

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 29th day of September, 2011.

Katherine R. Watson

Katherine R. Watson

Jeanne Ellen Graham

Jeanne Ellen Graham

Melinda R. Fleming

Melinda Fleming

Rhonda Schremmer

Rhonda Schremmer

STATE OF TENNESSEE:

COUNTY OF DAVIDSON:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Katherine R. Watson, the herein 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, this the 29th day of September, 2011.

Mary Birthright

Notary Public

My Commission Expires: 11-7-11

(SEAL)

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 7, 2011

STATE OF TENNESSEE:

COUNTY OF DAVIDSON:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jeanne Ellen Graham, the herein 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, this the 29th day of September, 2011.

Mary Birthright

Notary Public

My Commission Expires: 11-7-11

(SEAL)

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 7, 2011

STATE OF TENNESSEE

COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 29th day of September, 2011.

Mary Birthright

Notary Public

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 7, 2011

WARRANTY DEED
(Continued)

My Commission Expires: 11-7-11

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Rhonda Schremmer, the herein 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, this the 29th day of September, 2011.

Mary Birthright
Notary Public

My Commission Expires: 11-7-11



RETURN TO:
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072