KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires September 9, 2014

State of Tennessee
County of Sumner
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $58,000.00

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15 DAY OF Dec., 2011.

Notary Public
MY COMMISSION EXPIRES:

This instrument prepared by:
Freedom Title Services, LLC, 109 Hazel Path, Suite 2, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP/PARCEL
RYAN & REBECCA MORIARITY &	New Owner	072-14-0/054.00
(NAME) 205 LANKFORD LANE	(NAME)	
(ADDRESS) GALLATIN, TN 37066	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20110079901 DEEDWARR
Recvd: 12/16/11 15:41 2 pgs
Fees:13.00 Taxes:214.60
20111216-0098387

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEGED, WE, DEREK KIMBRO, HEREINAFTER CALLED GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO RYAN W. MORIARITY AND REBECCA L. MORIARITY, HUSBAND AND WIFE WITH 50% INTEREST AS JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP AND TIMOTHY A. DROWN AND JAMIE S. DROWN, HUSBAND AND WIFE, WITH 50% INTEREST AS JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:
BEING PARTS OF LOTS NOS. 29, 30 AND 31, ON THE MAP OF H.J. GIBSON'S RESUBDIVISION OF LOT NO. 2 OF CAHAL PLAN AS OF RECORD IN BOOK 161, PAGE 165, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, BEGINNING AT A POINT IN THE WESTERLY MARGIN OF NORTH 16TH STREET AND POINT BEING 165 FEET SOUTH OF THE SOUTHWEST INTERSECTION OF NORTH 16TH STREET AND CAHAL AVENUE, THENCE SOUTHERLY WITH SAID MARGIN OF NORTH 16TH STREET 49.87 FEET TO A POINT; THENCE WESTERLY 157 FEET TO A POINT IN THE EASTERLY LINE OF LOT NO. 28, SAID POINT BEING 50 FEET NORTHERLY FROM THE NORTH MARGIN OF AN ALLEY; THENCE NORTHERLY WITH SAID LINE 50.4 FEET TO A POINT IN SAID LINE; THENCE EASTERLY 157 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO DEREK KIMBRO BY SUBSTITUTE TRUSTEE'S DEED, RECORDED ON MAY 4, 2011 AS INSTRUMENT NO. 20110504-0034421, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

GRANTOR NOR ANY MEMBER OF HIS FAMILY HAS EVER RESIDED AT PROPERTY ADDRESS AS HOMESTEAD. PROPERTY WAS PURCHASED AS INVESTMENT PROPERTY ONLY.

This is improved property, known as 2503 N. 16TH STREET, NASHVILLE, TN 37206.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said Grantees. Grantors covenant with Grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Witness our hands this 15th day of Dec., 2011.

DEREK KIMBRO

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, DEREK KIMBRO, with whom I am personally acquainted, and made oath that they executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, Tennessee, on this the 15th day of Dec., 2011.

Lori Buie

NOTARY PUBLIC
My commission expires: 9/21/15

LORI BUIE
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY