Record and Return to:
Prepared By:
Chapman and Rosenthal Title, Inc.
3817 Bedford Avenue, Suite 140
Nashville, TN 37215

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $985,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20 DAY OF JANUARY, 2012.

Notary Public

MY COMMISSION EXPIRES: 07/08/13 (AFFIX SEAL)

Rachel Neal STATE OF TENNESSEE NOTARY PUBLIC Davidson County

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Derek E. Moore	New Owner	Map 130-15
(NAME)	(NAME)	
4518 Wayland Drive		Parcel 72
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(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, I, **ARNOLD TACKETT, CO-TRUSTEE OF THE REVOCABLE TRUST AGREEMENT OF LYLE FINLEY DATED MAY 18, 2007,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DEREK E. MOORE AND ROBYN MOORE, HUSBAND AND WIFE,** 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 No. 2 on the Plan of Harpeth View Estates of record in Plat Book 1835, page 69, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being part of the same property conveyed to Lyle Finley, Trustee of the Revocable Trust Agreement of Lyle Finley Dated May 18, 2007, by Quitclaim Deed from FTM Associates, LLC of record in Instrument No. 20081029-0107754, said Register's Office.

This conveyance is subject to (a) 2012 real property taxes; (b) all matters appearing on the plan of record in Book 1835, page 69, said Register's Office; (c) restrictive covenants of record in Book 1728, page 125 and Book 2277, page 27, said Register's Office; and (c) sewer easement of record in Book 6280, page 265, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 4518 Wayland Drive, Nashville, Tennessee 37215
(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.

BILL GARRETT, Davidson County
Trans:T20120005055 DEEDWARR
Recvd: 01/23/12 09:45 2 pgs
Fees:13.00 Taxes:3644.50
20120123-0006024

Witness my hand this 19th day of January, 2012.

Arnold Tackett Trustee

Arnold Tackett, Co-Trustee of the Revocable Trust Agreement of Lyle Finley

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned notary public, Arnold Tackett with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Trustee of the Revocable Trust Agreement of Lyle Finley, and who further acknowledged that he is authorized by said Trust Agreement to execute the within instrument as Trustee of said Trust.

Witness my hand and official seal at Franklin, Tennessee this 19th day of January, 2012.

Commission expires: 9/23/2014

Susan Vonier

Notary Public

