WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120028474 DEEDWARR
Recvd: 04/19/12 09:20 2 pgs
Fees:13.00 Taxes:425.50
20120419-0033405

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $115,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of April, 2012.

Notary Public

MY COMMISSION EXPIRES: 5-17-15

(AFFIX SEAL)

DOROTHY E. WEBB
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 121 First Avenue South, Ste 200, Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Ashley N. Perry	NEW OWNER PRIMARY RESIDENTIAL MORTGAGE	08203019000
(NAME)	(NAME)	
1119 Stockell Street	4750 W. WILEY POST WAY SUITE 200	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	SALT LAKE CITY, UT 84116	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Joe Max Moore**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Ashley N. Perry, an unmarried person**, hereinafter called the GRANTEE(S), their heirs and/or 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 all of Lot No. 119, on the plan of The Benedict Land Co's Subdivision of the Lindsley Tract, of record in Plat Book 332, Page 40, said Register's Office, reference to which is hereby made for a more complete description.

Being the same property conveyed to Joe-Max Moore by Deed from Jeremy M. Boczulak, dated 09/16/2011 and filed for record on 11/02/2011 in Instrument 201111020085469, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS FURTHER SUBJECT TO THE FOLLOWING:
All matters as set forth per Plat Book 332, Page 40, said Register's Office.
Rights of tenants under any unrecorded leases.
2012 Property taxes have been prorated between Grantor and Grantee. Taxes for the year 2012 and subsequent years, a lien not yet ascertainable, due or payable.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 1119 Stockell Street, Nashville, TN 37207
(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 GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 hand this 12 day of April, 2012.

Joe Max Moore by [signature] ATTY IN FACT
Joe Max Moore
By: Jeremy M. Bozulak, Attorney-in-Fact

State of Tennessee
County of Williamson

Personally appeared before me, a notary public in and for the state and county aforementioned, Jeremy M. Bozulak with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be Attorney-in-Fact of Joe Max Moore and that he as such Attorney-in-Fact executed the foregoing instrument for the purposes therein contained, by signing the name of Joe Max Moore by himself as Attorney-in-Face.

WITNESS my hand and seal this 10th day of April, 2012.

Notary Public _____

My Commission Expires: 9/23/13

RETURN TO:
Stewart Title Company Tennessee Division
121 First Avenue South, Ste 200
Franklin, TN 37064

DONALD R. BARRETT JR. NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON