BILL GARRETT, Davidson County
Trans:T20120033069 DEEDWARR
Recvd: 05/04/12 13:52 2 pgs
Fees:13.00 Taxes:820.66
20120504-0038706

Prepared By & Return To:
Tennessee Title Services, LLC
131 Saundersville Rd, Suite 212
Hendersonville, TN 37075
12-0068HV

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $221,800.00

Bryan Robert Clifton
Affiant

KIM GILLESPIE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME THIS 1st day of May, 2012.

Kim Gillespie
Notary Public
Commission Expires: 10-23-12

Address of New Owner	Send Tax Bills To:	Map & Parcel
Bryan Robert Clifton 1624 Campbell Road Goodlettsville, TN 37072	Same as New Owner	024-0-00-227.00

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Gary L. Moore and wife, Sally S. Moore

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Bryan Robert Clifton and wife, Nadine Clifton

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 First Revision to Lot 2 of the Moore Family Subdivision of record in Book 8250, Page 891, in the Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more particular description.

BEING the same property conveyed to Gary L. Moore and Sally S. Moore, by Quitclaim Deed from George H. Freson, dated 3/12/01 and recorded 3/24/08 in Instrument No. 20080324-0028561; being the same property previously conveyed to George H. Freson, by Quitclaim Deed from George H. Freson and Gary L. Moore, dated 1/16/98 and recorded 1/28/98 in Book 10772, Page 482; and being a portion of the same property previously conveyed to George H. Freson and Gary L. Moore, by Warranty Deed from Leon Fanning and wife, Fronie Fanning, dated 3/26/97 and recorded 4/1/97 in Book 10397, Page 958, in the Register's Office of Davidson County, Tennessee.

Grantees grant right of access to jointly used driveway to owners of 1620 and 1634 Campbell Road, Goodlettsville, TN 37072. This right of access shall run forever with the land.

The said Grantors, their heirs and/or assigns are hereby granted by Grantees the first right of refusal to purchase said property for the purchase price of $221,800.00 if the Grantees ever decide to sell said property.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1624 Campbell Road, Goodlettsville, TN 37072.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 1st day of May, 2012.

Gary L. Moore

Sally S. Moore

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Gary L. Moore and Sally S. Moore** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Hendersonville, Tennessee this 1st day of May, 2012.

KIM GILLESPIE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

(Notary Seal)

Kim Gillespie
Notary Public
My Commission Expires: 10-23-12