BILL GARRETT, Davidson County
Trans:T20120039372 DEEDWARR
Recvd: 05/30/12 10:49 2 pgs
Fees:13.00 Taxes:754.80

20120530-0046603

TAHIRA J. PYSZKA
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES JULY 29, 2016

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 204,000.00

Affiant

Subscribed and sworn to before me, this 25th day of May, 2012.

Notary Public

My commission expires:
7-29-16

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
505 JOHNNY CASH PKWY.
HENDERSONVILLE, TN 37075

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
WANDA MCMOORE **TERRANCE MCMOORE**	Churchill Mortgage Corp.	**086040B07100CO**
4984 TULIP GROVE LANE	7101 Old Hickory Blvd #400	
HERMITAGE, TN 37076	Brentwood, TN 37027	

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 ACKNOWLEDGE, WE,

IAN R SHAW and WIFE, DIANNE C SHAW

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

WANDA MCMOORE and TERRANCE MCMOORE, wife and husband

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. 26, on the Plan of Sunset Oaks, Section Three, of record in Book 9700, Page 198, Register's Office for said County, to which plan reference is hereby made for a more complete description.

BEING THE SAME PROPERTY CONVEYED TO IAN R SHAW AND WIFE, DIANNE C SHAW BY WARRANTY DEED FROM DONALD W KREUTZER, UNMARRIED DATED 06/30/05 AND RECORDED ON 06/30/05 IN INSTRUMENT NO. 20050630-0075657, SAID REGISTER'S OFFICE FOR SAID COUNTY.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All matters as shown on the plat of record in Plat Book 9700, Page 198, said Register's Office, including any and all revisions, corrections and/or amendments thereto of record.

Encroachments, of whatsoever kind or type, from/by the insured property and/or premises upon adjoining, adjacent or any other properties and/or premises encumbered by said encroachment, whether of record or visually discernable.

This is improved (__X__) unimproved (____) property known as 4984 TULIP GROVE LANE, HERMITAGE, TN 37076.

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 in 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.

Witness my/our hand(s) this 25th day of May, 2012.

IAN R SHAW

DIANNE C SHAW

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, IAN R SHAW and DIANNE C SHAW, the within named Grantors, 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, at office, this 25th day of May, 2012.

Notary Public

My Commission Expires:

