WARRANTY DEED 17591

Return TO:
BRENTWOOD
TITLE & ESCROW, LLC
320 SEVEN SPRINGS WAY
SUITE 150
BRENTWOOD, TN 37027

STATE OF **TENNESSEE**
COUNTY OF **DAVIDSON**
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$94,900.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **26TH DAY OF JUNE, 2012.**

Notary Public

MY COMMISSION EXPIRES: **May 23, 2016.**
(AFFIX SEAL)

MARGARET R. MEANS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Margaret R. Means
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
November 4, 2013

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title & Escrow Co., 721 President Place, #100, Smyrna, TN 37167

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Klay Moo	SWBC	**148-05-0 044.00**
(NAME)	(NAME)	
3817 Turley Drive	9311 San Pedro, Suite 125	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	San Antonio, TX 78216	
(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, WE, **Pauline C. Gregory a/k/a Pauline C. Kellow**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Klay Moo and wife Hser Hser Ku**, 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. 16 on the Plan of Haywood Heights, Section 2 of record in Plat Book 2663, Page 13, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Pauline C. Kellow by deed of record in Book 5796, Page 308, Register's Office for Davidson County, Tennessee.

This instrument is executed on behalf of Pauline C. Gregory a/k/a Pauline C. Kellow by Wilma Ann Brooks as her Attorney-In-Fact pursuant to recorded Power of Attorney of record in Instrument 201206270056287 **, in the Register's Office for Davidson County, Tennessee.**

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

unimproved ☐

This is improved ☒ property, known as **3817 Turley Drive, Nashville, TN 37211**
(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:T20120049356 DEEDWARR
Recvd: 07/05/12 09:57 2 pgs
Fees:13.00 Taxes:351.13
20120705-0058878

Witness my/our hand(s) this 26th day of June, 2012.

Pauline C Gregory A/K/A Pauline C Kellow
By Wilma Ann Brooks

Pauline C. Gregory a/k/a Pauline C. Kellow
By: Wilma Ann Brooks, Attorney-in-Fact

State of Tennessee County of Rutherford

On this 26th day of June, 2012 before me personally appeared Wilma Ann Brooks, the person who executed the foregoing instrument on behalf of Pauline C. Gregory a/k/a Pauline C. Kellow, and acknowledged that she executed the same as the free act and deed of the said Pauline C. Gregory a/k/a Pauline C. Kellow, through Power of Attorney granted her by the said Pauline C. Gregory a/k/a Pauline C. Kellow.

Notary Public

Commission Expires:5/23/16

PHILIP ELLIS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY