WARRANTY DEED

STATE OF ~~TENNESSEE~~ TX - ND
COUNTY OF Collin

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 105,750.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS
31st DAY OF July, 2012

NATHANIEL JAMES DOUGLAS
Notary Public
STATE OF TEXAS
My Comm. Exp. April 30, 2016

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Lynda Chambers	Pinnacle National Bank	Parcel ID:
4237 Samoa Dr.	150 3rd Ave. South, Ste. 900	07506007900
Hermitage, TN 37076	Nashville, TN 37201	

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, we

Harry Allison Moore, unmarried

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Lynda Chambers , unmarried

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:

BEING Lot No. 312, on the Plan of Hermitage Estates Subdivision, Section 11, of record in Book 3700, Page 23, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Harry Allison Moore by Quitclaim Deed from Harry Allison Moore, Jr and Hazen Allen Moore, a/k/a Hazen Moore, of record in Instrument 20120803-0068282 Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 3924, Page 25 and Book 3952, Page 881, Register's Office for said County.

This conveyance is made subject to: (1) 2012 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Book 3700, Page 23, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( ) .

This is Improved (X) property, known as 4237 Samoa Dr., 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 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.

Witness my hand this 31st day of July, 2012.

Harry Allison Moore

BILL GARRETT, Davidson County
Trans:T20120056918 DEEDWARR
Recvd: 08/02/12 09:17 2 pgs
Fees:13.00 Taxes:391.28

20120802-0068283

STATE OF TEXAS
COUNTY OF Collin

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Harry Allison 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 this 27th day of July, 2012.

My Commission Expires: 4/30/16

Notary Public

Nathaniel J. Douglas

NATHANIEL JAMES DOUGLAS
Notary Public
STATE OF TEXAS
My Comm. Exp. April 30, 2016

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater, for this transfer is ~~$xxxxx~~ $105,750.00.

Affiant

Subscribed and sworn to before me this 1st day of August, 2012.

My Commission Expires: 11-3-15

Notary Public

ANITA LESTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
TENN