BILL GARRETT, Davidson County
Trans:T20120074253 DEEDWARR
Recvd: 10/02/12 10:06 2 pgs
Fees:13.00 Taxes:1017.13
20121002-0089568

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 274,900.00

Affiant

Subscribed and sworn to before me, this 27th day of September, 2012.

Notary Public

My commission expires: SEP 20 2016

KRISTEN M. TRAINI Notary Public At Large SUMNER COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
SIGNATURETITLE SERVICES, LLC
117 TWO MILE PIKE
GOODLETTSVILLE, TN 37072

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
WILLIAM JOSEPH CEDZICH	**SUNTRUST MORTGAGE**	**06111007900**
1017 MCMAHAN AVE	**901 Semmes Avenue**	
NASHVILLE, TN 37206	**Richmond, VA 23224**	

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,

ROBERT N MOORE JR, UNMARRIED

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

WILLIAM JOSEPH CEDZICH, 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:

Land in Davidson County, Tennessee, being the easterly 60 feet of Lot No. 22 and the westerly 25 feet of Lot No. 23 on the Plat of I.C. McMahan's Subdivision, of part of the Maplewood Lands as of record in Book 547, Page 78, Register's Office for said County and being more particularly described as follows:

Said part of Lots Nos. 22 and 23 front together 85 feet on the northerly side of McMahan Avenue and run back between parallel lines 296 feet to a dead line.

BEING THE SAME PROPERTY CONVEYED TO ROBERT N MOORE, JR BY SPECIAL WARRANTY DEED FROM FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION DATED 10/28/11 AND RECORDED ON 11/03/11 IN INSTRUMENT NO. 20111103-0085857, SAID REGISTER'S OFFICE FOR SAID COUNTY.

THE SUBJECT PROPERTY IS NEITHER THE PRINCIPAL RESIDENCE OF GRANTOR NOR ANY DEPENDENT.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (__X__) unimproved (____) property known as 1017 MCMAHAN AVE, NASHVILLE, TN 37206.

AMM2

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 20th day of September, 2012.

ROBERT N MOORE JR

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, ROBERT N MOORE JR, 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 20th day of September, 2012.

Notary Public

KRISTEN M. TRAINI
Notary Public At Large
SUMNER COUNTY, TENN.

My Commission Expires: SEP 2 0 2016