Return: McCann, Hubbard & Solomon
1804 Williamson Ct., Ste 201
Brentwood, TN 37027
615-377-3319

(1)

BILL GARRETT, Davidson County
Trans: T20120082630 DEEDWARR
Recvd: 10/30/12 15:24 2 pgs
Fees: 13.00 Taxes: 983.83
20121030-0099685

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 265,900.00

Affiant

Subscribed and sworn to before me, this 18th day of October, 2012.

Notary Public

My commission expires: 9-23-13

ALICIA R. HAMILTON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON CO.

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:
ELIZABETH B CARRIER **REGINA T DAVIS**	New Owner	**06108017700**
1209 KENWOOD DR		
NASHVILLE, TN 37218		

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

ELIZABETH B CARRIER, an unmarried woman and REGINA T DAVIS, an unmarried woman, joint tenants with right of survivorship,

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:

A CERTAIN TRACT OR PARCEL OF LAND LOCATED IN DAVIDSON COUNTY, TENNESSEE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEING LOT NOS. 24 AND 25 OF BLOCK "E" ON THE MAP OF JACKSON PARK, SECTION NO. 2, AS OF RECORD IN BOOK 843, PAGE 21, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. SAID LOTS ADJOIN AND FRONT TOGETHER 120 FEET ON THE NORTHERLY SIDE OF KENWOOD DRIVE, AS MEASURED AROUND A SLIGHT CURVE, AND RUN BACK BETWEEN LINES, 180 FEET 6 INCHES ON THE EASTERLY LINE OF LOT NO. 24 AND 157 FEET 3 INCHES ON TIIE WESTERLY LINE OF LOT NO. 25, TO A DEAD LINE IN THE REAR, MEASURING 140 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO ROBERT N MOORE, JR BY SPECIAL/LIMITED WARRANTY DEED FROM THE BANK OF NEW YORK MELLON, F/K/A THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF THE CWABS 2005-1 TRUST FUND, ASSET-BACKED CERTIFICATES, SERIES 2005-1 DATED 11/03/11 AND RECORDED ON 11/29/11 IN INSTRUMENT NO. 20111129-0092605, SAID REGISTER'S OFFICE FOR SAID COUNTY.

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 1209 KENWOOD DR, NASHVILLE, TN 37218.

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 18th day of October, 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 18th day of October, 2012.

Notary Public

MY COMMISSION EXPIRES

My Commission Expires MARCH 1, 2016

