BILL GARRETT, Davidson County
Trans:T20120085900 DEEDWARR
Recvd: 11/09/12 11:15 2 pgs
Fees:13.00 Taxes:473.60

20121109-0103724

WARRANTY DEED

G-FC-12-324

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $128,000.00

Affiant

Subscribed and sworn to before me, this 2nd DAY OF November, 2012.

Notary Public

MY COMMISSION EXPIRES: 4/16/13
(AFFIX SEAL)

DAVE ALEXANDER NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP, PARCEL NUMBER
Roberta C. Moore	New Owner	
324 Foxglove Drive	(NAME)	
(ADDRESS)	(ADDRESS)	133-15-10.00
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we ANGELA N. KRIESE AND HUSBAND, CLAY M. KRIESE, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ROBERTA C. MOORE AND RANDALL MOORE, WIFE AND HUSBAND , hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 61, PLAN OF HIGHVIEW ACRES, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 2332, PAGE 52, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED BY QUIT-CLAIM DEED FROM ANGELA ALVERSON, NOW KNOWN AS ANGELA N. KRIESE, AND HUSBAND, CLAY M. KRIESE, AND THOMAS ALVERSON, AN UNMARRIED PERSON TO ANGELA N. KRIESE AND HUSBAND, CLAY M. KRIESE AS RECORDED ON THE 27TH DAY OF JANUARY, 2009 IN INSTRUMENT NO. 20090127-0006861 AND WARRANTY DEED FROM ESTATE OF DEWEY C. VETITOE TO THOMAS ALVERSON AND ANGELA ALVERSON, TENANTS IN COMMON AS RECORDED ON THE 28TH DAY OF SEPTEMBER, 2005 IN INSTRUMENT NO. 20050928-0116568, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO COUNTY TAXES FOR THE YEAR 2013 AND SUBSEQUENT YEARS; ALL MATTERS SET FORTH IN THE PLAN OF RECORD IN PLAT BOOK 2332, PAGE 52 AND ANY AND ALL OTHER EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

unimproved ( )
This is improved (X) property, known as 324 Foxglove Drive, Nashville, Tennessee 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 2nd day of November, 2012.

Angela N. Kriese

Clay M. Kriese

STATE OF Tennessee
COUNTY OF Davidson

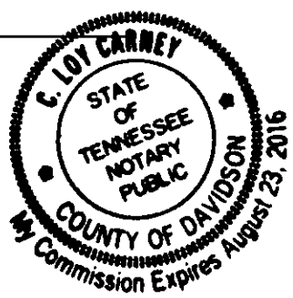
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Angela N. Kriese and Clay M. Kriese, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 2nd day of November, 2012.

Notary Public

My Commission Expires:

(SEAL)



RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903