BILL GARRETT, Davidson County
Trans:T20130021955 DEEDWARR
Recvd: 03/18/13 13:58 2 pgs
Fees:13.00 Taxes:1128.50

20130318-0026659

WARRANTY DEED

Rachel Neal
STATE OF TENNESSEE NOTARY PUBLIC
Davidson County

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $305,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS **14th** day of **March, 2013**

Notary Public

MY COMMISSION EXPIRES: 07/08/13

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 30 Burton Hills Blvd, Suite 400, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Matthew Moore and Callie Moore	Farmington Financial	08309046000
(NAME) 113 Lindsley Park Dr	(NAME) 2002 Richard Jones Rd, Suite 300A	
(ADDRESS) Nashville, TN 37206	(ADDRESS) Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, I/WE, **Edward Smith and Maho Smith**, husband and wife, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Matthew Rodney Moore and Callie Stydahar Moore, husband and wife**, 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 part of Lot No. 10 on the Plan of Lindsley Park Addition of record in Plat Book 547, page 76, in the Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the Easterly margin of Helen Avenue 100 feet from the Northerly margin of Holly Street, and running East parallel with Holly Street, 168 feet; thence Northerly 61.5 feet; thence in a Westerly direction 167.3 feet to the Easterly margin of Helen Avenue; thence with the Easterly margin of Helen Avenue in a Southerly direction 50 feet to the point of beginning.

Being the same property conveyed to Edward Smith and Maho Smith by Warranty Deed from Beth Schackne, unmarried, dated May 17, 2012 of record in Instrument No. 20120524-0045141, Register's Office of Davidson County, Tennessee. Previously being the same property conveyed to Beth Schackne, unmarried, by deed from William H. Dorris and Robert B. Huffine dated October 30, 2003 of record in Instrument No. 20031031-0160187, Register's Office of Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 113 Lindsley Park, Nashville, TN 37206 *Drive

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, has 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 our hands this **14th** day of **March, 2013**

Edward Smith

Maho Smith

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, **Edward Smith and Maho Smith**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **14th** day of **March, 2013**

Notary Public

My commission expires: 8/29/2014

SUSAN L. HEINRICH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY