File No. 130300

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130028092 DEEDWARR
Recvd: 04/08/13 09:13 2 pgs
Fees:13.00 Taxes:414.40
20130408-0034147

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $112,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF APRIL, 2013.

Notary Public

MY COMMISSION EXPIRES: 12/28/13
(AFFIX SEAL)

DEBORAH A. GRAND
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

THIS INSTRUMENT PREPARED BY:
Hallmark Title Company
100 Bluegrass Commons Boulevard, Suite 115, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Audrey M. Pierce	Same as new owner	026-06-0-057.00
(NAME)	(NAME)	
104 Cheshire Court		
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072		
(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, WE, Chase M. Moore and wife, Lindsey Moore, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Audrey M. Pierce, 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 Lot No. 28 on the plan of the "Resubdivision of Lots 27 through 48 of Windsor Green, Phase I, Section II", of record in Plat Book 6200, Page 233, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of said property.

Being the same property conveyed to Chase M. Moore, unmarried, by Warranty Deed from Jon Matthew Stamper and Megan P. Stamper, husband and wife, dated 5/30/08 and recorded 6/4/08 in Instrument Number 20080604-0057241, Register's Office for Davidson County, Tennessee.

Subject Declaration of Covenants, Conditions and Restrictions of record in Book 6406, Page 929; HOA Charter of record in Book 6396, Page 542; amended in Book 8192, Page 65; Conveyance of Common Area of record in Book 7864, Page 369; Water Main Easements of record in Book 4377, Page 94 and Book 6636, Page 824; TVA Easements of record in Book 2487, Page 227 and Book 3067, Page 181; and all matters shown on plat of record in Plat Book 6200, Page 233, Register's Office for Davidson County, Tennessee.

Lindsey Moore herein joins to convey any and all right and interest she may have; especially her marital rights.

unimproved ☐

This is improved ☒ property, known as 104 Cheshire Court, Goodlettsville, TN 37072

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

File No. 130300

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 5th day of April, 2013.

Chase M. Moore

Lindsey Moore

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Chase M. Moore and wife, Lindsey Moore, the bargainor(s), 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 5th day of April, 2013.

Commission expires:

JANET L. ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 01-26-2016

Notary Public