BILL GARRETT, Davidson County
Trans:T20130037888 DEEDWARR
Recvd: 05/07/13 09:40 2 pgs
Fees:13.00 Taxes:991.60
20130507-0045860

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 268,000.00

Affiant

Subscribed and sworn to before me, this 26th day of April, 2013.

Notary Public

My commission expires: 4-23-14

TAMMY MORRIS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
505 E MAIN STREET SUITE B
HENDERSONVILLE, TN 37075

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
DIANA M SINKS	US Bank	**06103019500**
1104 A HAYSBORO AVE	4801 Frederica St	
NASHVILLE, TN 37216	Owensboro KY 42301	

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

DIANA M SINKS, A SINGLE WOMAN

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:

Being a part of the home tract on the unrecorded plan of the Timberlake Property

Said part of the home tract is described as follows: Beginning at a point in the southerly margin of Hayesboro Road, 341.1 feet, more or less, east of the easterly margin of Gallatin Road; thence southerly 202.01 feet to a point in the north line of King's Heights, not of record; thence with the line of the same, easterly 49.2 feet to a point; thence northerly 202.1 feet to the south margin of Hayesboro Road; thence with the margin of the same, westerly 50 feet to the point of beginning.

BEING THE SAME PROPERTY CONVEYED TO ROBERT N MOORE, JR BY WARRANTY DEED FROM CAROLYN BELL ANDERSON AND CHARLES LASLEY BELL AND RACHEL LEE NEVILLE AND JULIE BELL LAMBERT DATED 10/22/12 AND RECORDED ON 10/24/12 IN INSTRUMENT NO. 20121024-0097324, 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 1104 A HAYSBORO AVE, NASHVILLE, TN 37216.

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 26th day of April, 2013.

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 26th day of April, 2013.

Notary Public

My Commission Expires: 5-2-2016