BILL GARRETT, Davidson County
Trans:T20130048427 DEEDWARR
Recvd: 06/10/13 16:03 3 pgs
Fees:18.00 Taxes:897.25
20130610-0058933

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| **THIS INSTRUMENT PREPARED BY:**<br>CATHERINE H. GWYN<br>**GULLETT, SANFORD, ROBINSON & MARTIN, PLLC**<br>150 THIRD AVENUE SOUTH<br>SUITE 1700<br>NASHVILLE, TENNESSEE 37201<br>(615) 244-4994 | STATE OF TENNESSEE )<br>COUNTY OF DAVIDSON )<br><br>The actual consideration or value, whichever is greater, for this transfer is $242,500.00.<br><br>Affiant<br><br>Subscribed and sworn to before me, this 7th day of June, 2013.<br><br>Notary Public<br><br>My Commission Expires: |

GEORGE V. CRAWFORD, JR. NOTARY PUBLIC STATE TENNESSEE DAVIDSON COUNTY My Commission Expires

| | | |
|---|---|---|
| Address New Owner As Follows:<br>David C. Moore and Sarah S. Moore<br>219 Fairmont Court<br>Nashville, TN 37203 | Send Tax Bills To:<br>SunTrust Mortgage, Inc.<br>901 Semmes Avenue<br>Richmond, VA 23224 | Map-Parcel Number:<br>104-06-OM-019 CO |

## WARRANTY DEED

**FOR AND IN CONSIDERATION** of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Susan J. Moore, Trustee of the Susan J. Moore Trust U/A/D December 16, 2004**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **David C. Moore and wife, Sarah S. Moore,**

hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

**Land in Davidson County, Tennessee, being Unit B-7, Fairmont Court Condominiums, as shown on Plat of record in Plat Book 6250, page 825, and as established under Master Deed of record in Book 6686, page 708, as amended in Book 6712, page 125, Book 6774, page 221, and Book 6823, page 962, in the Register's Office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said Unit.**

**Being the same property conveyed to Susan J. Moore, Trustee of The Susan J. Moore Trust U/A/D December 16, 2004, by deed from Brent R. Taylor, unmarried and Robert Taylor, married, of record as Instrument No. 20090722-0068716, dated July 16, 2009, said Register's Office.**

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2013 taxes, a lien not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Matters shown on the Plan of record in Plat Book 6250, page 825, said Register's Office.

3. Easement and Maintenance Agreement of record in Book 7051, page 572, as amended in Book 9850, page 210, said Register's Office.

4. The premises herein insured is a condominium apartment established pursuant to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Sections 66-27-101 et seq. of the Tennessee Code Annotated, as amended, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and buildings thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed and ByLaws establishing a Horizontal Property Regime of Fairmont Court Condominiums, of record in Book 6686, page 708, as amended in Book 6712, page 125, and Book 6774, page 221, and as revised in Book 6823, page 962, Register's Office for said County.

5. Rights of others in and to the use of the common areas/elements.

This is improved property known as: **219 Fairmont Court, Nashville, TN 37203.**

**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 Grantor covenants with the said Grantees that she is 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 further covenants and binds herself, her heirs and assigns, 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 person whomsoever.

**WITNESS** my hand this 7th day of June, 2013.

Susan J. Moore, Trustee of the Susan J. Moore Trust
U/A/D December 16, 2004

BY: Susan J. Moore
Susan J. Moore, Trustee

STATE OF INDIANA )
COUNTY OF Vanderburgh )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Susan J. Moore, Trustee of the Susan J. Moore Trust U/A/D December 16, 2004, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

**WITNESS** my hand, at office, this 7th day of June, 2013

(Seal)

Anne B. Whinrey
Notary Public

ANNE B. Whinrey
Resident of Vanderburgh County, IN
Commission Expires: September 10, 2019

My Commission Expires: September 10, 2019

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