WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $504,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF MAY, 2013.

Notary Public

MY COMMISSION EXPIRES: OCTOBER 20, 2013
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Douglas B. Daugherty and Deanna J. Daugherty	Pinnacle Bank	131-070-095.00
(NAME)	(NAME)	
4502 Glendale Place	150 third Ave S	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Nashville, TN 37201	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, Kenneth J. Moore and wife, Harriett Moore, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Douglas B. Daugherty and wife, Deanna J. Daugherty, 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. 13 on the Plan of Lone Oak Heights of record in Plat Book 1424, page 2, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Kenneth J. Moore and wife, Harriett Moore, by deed of record in Instrument Number 20081013-0103018, Register's Office for Davidson County, Tennessee.

Subject to all matters as shown on Plan of Lone Oak Heights of record in Plat Book 1424, page 2, Register's Office for Davidson County, Tennessee. Restrictive Covenants of record in Book 1488, Page 131, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 4502 Glendale Place, Nashville, TN 37215

(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 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.

BILL GARRETT, Davidson County
Trans:T20130051725 DEEDWARR
Recvd: 06/19/13 13:02 2 pgs
Fees:13.00 Taxes:1866.65
20130619-0062788

Witness our hands this 29th day of May, 2013.

Kenneth J. Moore

Harriett Moore by Kenneth J. Moore, Attorney-in-Fact

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kenneth J. Moore, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that * executed the within instrument for the purposes therein contained.

* ICK 4He

Witness my hand and official seal at Franklin, Tennessee this 29th day of May, 2013.

Commission expires:

KASEY KELCHNER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY My Commission Expires 01-24-2017

Notary Public

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

On this 29th day of May 2013 before me personally appeared Kenneth J. Moore, the person who executed the foregoing instrument on behalf of Harriett Moore, and acknowledged that he executed the same as the free act and deed of the said Harriett Moore, through Power of Attorney granted May 24, 2013 by the said Harriett Moore.

Witness my hand and official seal at Franklin, Tennessee this 29th day of May, 2013.

Commission expires:

KASEY KELCHNER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY My Commission Expires 01-24-2017

Notary Public