Warranty Deed

BILL GARRETT, Davidson County
Trans: T20130074173 DEEDWARR
Recvd: 08/27/13 14:53 2 pgs
Fees: 13.00 Taxes: 999.00
20130827-0090486

JOHN COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $270,000.00

Affiant

Subscribed and sworn to before me, this the 23rd day of August, 2013.

Notary Public

My commission expires: 2/13/17

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Michael Todd Leslie Todd		
3350 Hillsboro Pike	New Owners	117-07-0-H-031.00CO
Nashville, TN 37215		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **KEELY RANAE MOORE, UNMARRIED**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MICHAEL A. TODD AND LESLIE T. TODD, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEE(S), 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 Unit No. 3350 on the Plan of Roderick Square of record in Plat Book 6250, Page 928, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description, together with the appurtenant interest in the common elements of Roderick Square, a horizontal property regime established by Master Deed and By-Laws of record in Book 6867, Page 394, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Mary Frances Scobey, an unmarried woman by Special Warranty Deed from Nashville Bank & Trust, Trustee of The Herndon Scobey Trust, of record at Instrument No. 20100907-0070647, Register's Office for Davidson County, Tennessee, dated September 2, 2010, and recorded on September 7, 2010. The said Mary Frances Scobey died testate on February 29, 2012, and by her Last Will and Testament filed as Docket No.12P- 658, in the Seventh Circuit Court for Davidson County, Tennessee, devised the subject property to Judith S. Gentry, and further appointed the said Judith S. Gentry, as executor of her estate; and

Being the same property conveyed to Judith S. Gentry by Executor's Deed from Judith S. Gentry, Executor of the Estate of Mary Frances Scobey, of record at Instrument No. 20120821-0075075, Register's Office for Davidson County, Tennessee, dated August 16, 2012, and recorded on August 21, 2012; and

Being the same property conveyed to Keely Ranae Moore, an unmarried woman, by Special Warranty Deed from Judith S. Gentry of record at Instrument Number 20121025-0097757, Register's Office for Davidson County, Tennessee, dated October 18, 2012, and recorded on October 25, 2012.Also known as: 3350 Hillsboro Pike, Unit No. 3350, Nashville, TN 37215.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 3350 Hillsboro Pike, Nashville, TN 37215.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 23rd day of August, 2013.

Keely Ranae Moore

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Keely Ranae Moore, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 23rd day of August, 2013.

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 3, 2017

Notary Public