WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130076938 DEEDWARR
Recvd: 09/05/13 11:17 2 pgs
Fees:13.00 Taxes:703.00

20130905-0093771

J. DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $190,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF AUGUST, 2013.

Notary Public

MY COMMISSION EXPIRES: 5/8/17

(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
Jonathan M. Moosekian	Regions Bank d/b/a Regions Mortgage	11915009700
(NAME)	(NAME)	
139 Lake Park Drive	P.O. Box 1565	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37211	Cordova, TN 38088	
(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, Ernest Huddleston Jr., HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jonathan M. Moosekian, unmarried, 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. 1 on the Plan of Southlake, Section Four, as of record in Book 3300, page 85, Register's Office for said County.

Said Lot No. 1 fronts 149.37 feet on the southerly side of Lake Park Drive and extends back between lines 173.13 feet on the westerly line and 185.0 feet on the easterly line to a dead line in the rear on which it measures 59.65 feet.

Being the same property conveyed to Jimmie Opal Huddleston Bess by deed from Elrod Construction Company, Inc., of record in Book 3533, Page 353, said Register's Office. Jimmie Opal Huddleston Bess died testate and by Article II of The Last Will and Testament of Jimmie Pal Bess, deceased, Probate File 10P1747, Probate Court Clerk's Office for Davidson County, Tennessee, property was devised to Ernest Huddleston, Jr. and Affidavit of Inheritance of Real Estate recorded in Instrument No. 20110406-0026720 shows Ernest Huddleston, Jr., as the devisee under the Estate of Jimmie Opal Bess, deceased.

unimproved ☐

This is improved ☒ property, known as 139 Lake Park Drive, Nashville, TN 37211

(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.

Witness my hand this 30th day of August, 2013.

Ernest Huddleston Jr.

STATE OF TENNESSEE

COUNTY OF DAVIDSON

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

Witness my hand and official seal at Franklin, Tennessee this 30th day of August, 2013.

Commission expires:

Notary Public

