BILL GARRETT, Davidson County
Trans:T20130078211 DEEDWARR
Recvd: 09/10/13 09:50 2 pgs
Fees:13.00 Taxes:259.00

20130910-0095352

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 70,000.00

Affiant

Subscribed and sworn to before me, this 6th day of September, 2013.

Notary Public

My commission expires: 3-01-16

MARY ANNE HARDAWAY NOTARY PUBLIC STATE OF TENNESSEE 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:
ROBERT N MOORE JR.	**NEW OWNER**	**08304011900**
2325 CARTER AVE	**2406 Goose Creek Bypass**	
NASHVILLE, TN 37206	**Franklin, TN 37064**	

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,

TRUSTEES OF PORTER HEIGHTS BAPTIST CHURCH

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

ROBERT N MOORE JR., 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 the southerly part of Lot No. 30 on Rosebank Subdivision, as of record in Book 547, page 48, Register's Office for Davidson County, Tennessee.

Said part of said lot fronts 100 feet on the north side of Carter Street and extends back 225 feet on the easterly line and 290 feet on the westerly line to the centerline of a branch in the rear, on which it measures 113 feet, along the meanders of said branch.

BEING THE SAME PROPERTY CONVEYED TO TRUSTEES OF PORTER HEIGHTS BAPTIST CHURCH BY WARRANTY DEED FROM WILLIAM I. BEATY AND WIFE, DOROTHY D. BEATY, DATED 09/03/1985 RECORDED ON 09/09/1985 IN BOOK 6646 PAGES 329-331 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 2325 CARTER AVE, NASHVILLE, TN 37206.

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 5th day of September, 2013.

Gene Bennett TRUSTEE

GENE BENNETT, TRUSTEE OF PORTER HEIGHTS BAPTIST CHURCH

Edwin Saunders TRUSTEE

EDWIN SAUNDERS, TRUSTEE OF PORTER HEIGHTS BAPTIST CHURCH

STATE OF TENNESSEE
COUNTY OF SUMNER

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared GENE BENNETT whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that he/she/they executed the forgoing instrument for the purpose therein contained and who further acknowledged that he/she/they is TRUSTEE of PORTER HEIGHTS BAPTIST CHURCH and that he is authorized by PORTER HEIGHTS BAPTIST CHURCH to execute this instrument on its behalf by his/her/their self as such TRUSTEE.

Witness my hand, at office, this 5th day of September, 2013.

Notary Public

KRISTEN M. TRAIN
Notary Public At Large
SUMNER COUNTY, TENN.

My Commission Expires: SEP 2 0 2016

STATE OF TENNESSEE
COUNTY OF SUMNER

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared EDWIN SAUNDERS whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that he/she/they executed the forgoing instrument for the purpose therein contained and who further acknowledged that he/she/they is TRUSTEE of PORTER HEIGHTS BAPTIST CHURCH and that he is authorized by PORTER HEIGHTS BAPTIST CHURCH to execute this instrument on its behalf by his/her/their self as such TRUSTEE.

Witness my hand, at office, this 5th day of September, 2013.

Notary Public

KRISTEN M. TRAIN
Notary Public At Large
SUMNER COUNTY, TENN.

My Commission Expires: SEP 2 0 2016