BILL GARRETT, Davidson County
Trans:T20130078238 DEEDWARR
Recvd: 09/10/13 10:13 2 pgs
Fees:13.00 Taxes:529.10

20130910-0095391

WARRANTY DEED

MARILYN C. NEWMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $143,000.00

X _____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of September, 2013.

_____
Notary Public

MY COMMISSION EXPIRES: 9-27-13

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Remick F. Moore	Remick F. Moore	08307032700
(NAME)	(NAME)	
1019 Lake Colonial Drive	2306 Oak Court	
(ADDRESS)	(ADDRESS)	
Arrington, TN 37014	Nashville, TN 37206-1424	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Abraham Arreola, a married man**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Remick F. Moore, an unmarried man**, hereinafter called the GRANTEE(S), his heirs and/or 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. 9 on the plan of Section 2, Eastland Oaks, as shown by plat appearing of record in Plat Book 4860, Page 9, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof.

Being the same property conveyed to Charles R. Guzman and wife, Suzanne B. Reid by Deed from James S. Sweeney, Sr. and wife, Rita E. Sweeney, dated 08/06/1998 and filed for record on 08/13/1998 in Book 11064, Page 201, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Charles R. Guzman by Deed from Suzanne B. Reid, dated 01/06/2000 and filed for record on 10/15/2001 in Instrument 200110150112017, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Federal National Mortgage Association by Deed from Shellie Wallace, dated 07/10/2009 and filed for record on 07/15/2009 in Instrument 200907150066043, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Abraham Arreola by Deed from Fannie Mae A/K/A Federal National Mortgage Association, dated 10/14/2010 and filed for record on 10/20/2010 in Instrument 201010200083866, Register's Office for Davidson County, Tennessee. This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 206-2-307 or other similar statute.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations

and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 2306 Oak Court, Nashville, TN 37206-1424

(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 GRANTEE(S), his heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his heirs and/or 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 6th day of September, 2013.

Abraham Arreola

State of Tennessee
County of DAVIDSON

Personally appeared before me Abraham Arreola, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 6th day of September, 2013.

Notary Public
My Commission Expires: 10-27-13

MARILYN C. NEWMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122