WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130085003 DEEDWARR
Recvd: 10/02/13 09:54 2 pgs
Fees:13.00 Taxes:296.00

20131002-0103269

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $80,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF SEPTEMBER, 2013.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires May 6, 2016

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
Sherrie Saller	First Community Mortgage, Inc.	147-16A-7
(NAME)	(NAME)	
107 McMurray Circle	275 Robert Rose Drive	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37211	Murfreesboro, TN 37129	
(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, Lucy M. Moon, (A.K.A. Lucy Marie Moon),HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Sherrie Saller, a single person, 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 Unit No. 7 on the plan of McMurray Court, a de Minimus Planned Unit Development, of record in Book 6250, page 230 as amended in Book 6606, page 144, Register's Office for said County, to which plan and record thereof are incorporated herein and made a part hereof by reference.

Being the same property conveyed to Elaine Marie Moon, by deed of record in Book 7731, Page 477, Register's Office for Davidson County, Tennessee. Elaine Marie Moon having since died testate leaving this property to Lucy M. Moon reference Probate No. 12P1647. Lucy M. Moon being one and the same as Lucy Marie Moon.

This conveyance is subject to any and all existing restrictions and easements of record.

This instrument is executed on behalf of Lucy M. Moon by James L. Moon, Jr. as her Attorney-In-Fact pursuant to recorded Power of Attorney of record in Instrument No. 20131002-0103268, in the Register's Office for Davidson County, Tennessee. Lucy M. Moon being one and the same as Lucy Marie Moon.

unimproved ☐

This is improved ☒ property, known as 107 Murray Circle, 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 27th day of September, 2013.

Lucy M. Moon BY

Lucy M. Moon by James L. Moon, Jr, her attorney in fact

James L. Moon Jr
PER ATTORNEY IN FACT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 27th day of September, 2013 before me personally appeared James L. Moon, Jr., the person who executed the foregoing instrument on behalf of Lucy M. Moon, and acknowledged that he executed the same as the free act and deed of the said Lucy M. Moon, through Power of Attorney granted he by the said Lucy M. Moon.

Witness my hand and official seal at Nashville, Tennessee this 27th day of September, 2013.

Commission expires:

Victor Hazelwood
State of Tennessee
Notary Public
My Comm. Exp. 3/3/2014
Davidson County

Notary Public