BILL GARRETT, Davidson County
Trans:T20130090780 DEEDWARR
Recvd: 10/22/13 12:30 2 pgs
Fees:13.00 Taxes:1024.53

20131022-0110118

RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT-130800540

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Sumner
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$276,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 15th day of October, 2013

Notary Public

MY COMMISSION EXPIRES: 4/23/16

LINDSEY G. BOSWELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
SANDRA L. JOHNSON 1704 SHERWOOD LANE NASHVILLE, TN 37216	Citi Bank PO Box 790021 St. Louis, MO 63179	072-15-0-219.00

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 ACKNOWLEDGED, WE,

CHRISTINE M. MOORE, AN UNMARRIED WOMAN

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

SANDRA L. JOHNSON AND HUSBAND, PATRICK JOHNSON

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. 23, on the plan of Sherwood Subdivision, as of record in Book 1424, Page 51, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

BEING the same property conveyed to Christine M. Moore, an unmarried woman, by Quitclaim Deed from Elizabeth A. Brooke and Christine M. Moore, as joint tenants with rights of survivorship, dated 2/22/13 and recorded 3/12/13 in Instrument No. 20130312-0024353; and being the same property previously conveyed to Elizabeth A. Brooke and Christine M. Moore, as joint tenants with rights of survivorship, by Warranty Deed from Edwin R. Thompson and wife, Marlene J. Thompson, dated 11/13/09 and recorded 11/17/09 in Instrument No. 20091117-0105742, Register's Office for Davidson County,. Tennessee.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

This is improved (X) property known as **1704 SHERWOOD LANE, NASHVILLE, TN 37216**
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 our hands this 15th day of October, 2013.

Christine M. Moore

CHRISTINE M. MOORE

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 Christine M. Moore, an Unmarried Woman, the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 15th day of October, 2013.

Commission Expires:_____

Notary Public

GAIL C. VICTORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES:
September 9, 2014