BILL GARRETT, Davidson County
Trans:T20130093288 DEEDWARR
Recvd: 10/31/13 12:02 2 pgs
Fees:13.00 Taxes:417.73
20131031-0113110

This Instrument Prepared By:
Brentwood Title & Escrow, LLC.
320 Seven Springs Way, Suite 150
Brentwood, TN 37027
BW131195

Send Tax Bills To:
New owner

New Owner is:
James A. Bickel
321 Hillcrest Drive
Madison, TN 37115

MAP: 052-02-0

PARCEL: 235.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Randal Moore (incorrectly spelled Randall Moore on previous Warranty Deed), and wife, Dawn A. Moore,** hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **James A. Bickel, an unmarried man**, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

Improved Property Known As: **321 Hillcrest Drive, Madison, TN 37115**

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee, described as being Lot Number 18 on the unrecorded Map of the Subdivision known as Rainbow Terrace Subdivision, Section IV, as follows:

BEGINNING at a point in the east margin of Hillcrest Drive, 310 feet more or less, south from a concrete monument set at the beginning of a curve into Yowell Avenue, being the common corner of Lot Numbers 18 and 19; thence with the line between said lots, easterly 412.2 feet to a point; thence southerly 112.1 feet to a corner of Lot Number 17; thence with the line between Lot Numbers 17 and 18, westerly 405.5 feet to the east margin of Hillcrest Drive; thence with the margin of same northerly 112 feet to the point of beginning.

BEING the same property conveyed to Randall Moore, married, by Warranty Deed from Martha Sue Broadrick and Maymie S. Broadrick dated 5/18/06 and recorded 6/5/06 in Instrument Number 20060605-0066080, Register's Office for Davidson County, Tennessee. Name of Grantee contained is the said Warranty Deed is erroneously spelled as Randall Moore. The correct spelling should be Randal Moore.

Sellers Initials

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and

possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 29th day of October, 2013.

GRANTOR(S):

RANDAL MOORE

DAWN A. MOORE

ACKNOWLEDGEMENT

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Randal Moore and Dawn A. Moore**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 29th day of October, 2013.

MARGARET R. MEANS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 11, 2017

NOTARY PUBLIC
My Commission Expires:_____

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is **$112,900.00**.

AFFIANT

SWORN TO and subscribed before me this 29th day of October, 2013.

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

NOTARY PUBLIC
My commission expires:_____