BILL GARRETT, Davidson County
Trans:T20130093766 DEEDWARR
Recvd: 11/01/13 14:29 2 pgs
Fees:13.00 Taxes:501.35

20131101-0113817

WARRANTY DEED

RACHEL NEAL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 3, 2017

B-WR-13-728

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $135,500.00

Affiant

Subscribed and sworn to before me, this 30th DAY OF October, 2013.

Notary Public

MY COMMISSION EXPIRES: 07/03/17
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rachael Moore	New Owner	
728 William Howard Place (ADDRESS)	(NAME)	
Nashville, TN 37209 (CITY) (STATE) (ZIP)	(ADDRESS) (CITY) (STATE) (ZIP)	090120B01200CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we LESA HENSLEY LYDAY, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto RACHAEL MOORE, A SINGLE WOMAN AND NANCY MOORE, A MARRIED WOMAN, hereinafter called the Grantee(s), their heirs and assigns, that 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. 12 ON THE FINAL PLAT OF HODGES ESTATES, AS OF RECORD IN PLAT BOOK 11700, PAGE 33, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION THEREOF.

BEING THE SAME PROPERTY CONVEYED TO LESA ANNE HENSLEY, AN UNMARRIED PERSON BY DEED FROM JODI A. SKURKA, AN UNMARRIED PERSON, DATED 06/30/2006 AND FILED FOR RECORD ON 07/10/2006 IN INSTRUMENT 200607100082730, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. LESA ANNE HENSLEY, HAVING SINCE MARRIED IS NOW KNOWN AS LESA HENSLEY LYDAY. HER SPOUSE, JIM LYDAY JOINS IN THIS CONVEYANCE TO CONVEY ANY AND ALL INTEREST IN AND TO SAID PROPERTY.

THIS CONVEYANCE IS SUBJECT TO A) 2013 PROPERTY TAXES AND SUBSEQUENT YEARS; B) INSTRUMENTS OF RECORD IN PLAT BOOK 11700, PAGE 33; BOOK 11701, PAGE 212; BOOK 11701, PAGE 221; INSTRUMENT 200102020010627; INSTRUMENT 200103220027723; SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

unimproved ( )
This is improved (X) property, known as 728 William Howard Place, Nashville, Tennessee 37209
(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), their heirs and 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), 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 30th day of October, 2013.

Lesa Hensley Lyday

Jim Lyday

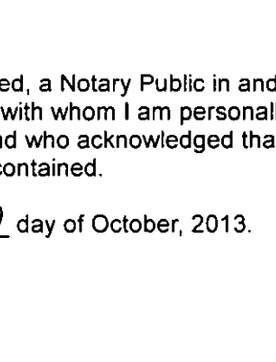
STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LESA HENSLEY LYDAY, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30 day of October, 2013.

Notary Public
My Commission Expires: 5-20-14
(SEAL)



STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JIM LYDAY, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30 day of October, 2013.

Notary Public
My Commission Expires: 5-20-14
(SEAL)

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903