BILL GARRETT, Davidson County
Trans:T20140014577 DEEDWARR
Recvd: 03/04/14 09:26 2 pgs
Fees:13.00 Taxes:384.80
20140304-0017909

Prepared by:
Tennessee Title & Escrow Affiliates, LLC
501 Corporate Center Drive, Suite 280
Franklin, TN 37067

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $104,000.00

Affiant

Subscribed and sworn to before me, this 28 day of February 2014.

Notary Public
My commission expires: 11-05-17

PENNY BOWHALL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Address of New Owner:	Send Tax Bills to:	Tax Information
Goffrey Moore 2209 Thistlewood Drive Nashville, TN 37216	New Owner	072-08-0-104.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Stephanie L. Coleman, unmarried,** hereinafter referred to as Grantor(s), has bargained and sold, and does hereby transfer and convey to **Goffrey Moore and wife, Martha Moore,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 30, on the plan of Dalewood, Section 1, as shown on plat of record in Book 1424, Page 108, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Said Lot No. 30 fronts 85.1 feet on the easterly side of Thistlewood Avenue and runs back 140.6 feet on the northerly line and 135.9 feet on the southerly line to a dead line in the read on which it measures 85 feet.

Being the same property conveyed to Stephanie L. Coleman, unmarrried, by Warranty Deed from Stupka, Inc., a corporation existing under the laws of the State of Tennessee, recorded on June 19, 2002 in Instrument Number 20020619-0073946, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: 1) Taxes for the year 2014, a lien, not yet due and payable, Tax Map and Parcel #07208010400; (2) Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4191, Page 589, Register's Office for Davidson County, Tennessee; (3) Subject to all matters appearing of record in Plat Book 1424, Page 108, Register's Office for Davidson County, Tennessee.

This property is improved property known as **2209 Thistlewood Drive, 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 Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this the 28th day of February, 2014.

Stephanie L. Coleman

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Witness my hand and official seal at Franklin, Tennessee, this the 28th day of February, 2014.

Notary Public

My Commission expires: 11-05-17

PENNY BOWHALL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

FILE NO: 2014022921