BILL GARRETT, Davidson County
Trans:T20140027730 DEEDWARR
Recvd: 04/23/14 13:44 3 pgs
Fees:18.00 Taxes:3696.30
20140423-0034218

When recorded return to:
Residential & Commercial Title Services
1720 West End Avenue, Suite 400
Nashville, TN. 37203
(615) 921-8684
File No. RTC-1180

DEBORAH L. BISSELL
STATE OF TENNESSEE NOTARY PUBLIC
PERRY COUNTY
My Commission Expires 2015

THIS INSTRUMENT PREPARED BY: WESLEY D. TURNER **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 THIRD AVENUE SOUTH SUITE 1700 NASHVILLE, TENNESSEE 37201 (615) 244-4994	STATE OF TENNESSEE COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $999,000.00. Affiant Subscribed and sworn to before me, this 15th day of April, 2014. Notary Public My Commission Expires: 6-1-2015

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
Scott R. Moore and wife, Pamela S.Moore 6003 Cargile Road Nashville, TN 37205	SAME	11613007100

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **EDWARD J. COWELL, JR., TRUSTEE OF THE EDWARD J. COWELL, JR., LIVING TRUST ESTABLISHED BY THE REVOCABLE TRUST AGREEMENT OF EDWARD J. COWELL, JR., DATED OCTOBER 7, 2004,**

hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **SCOTT R. MOORE AND WIFE, PAMELA S. MOORE**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 24 on the Plan of Harding Park, as of record in Book 2331, page 120, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Said Lot No. 24 fronts 116 feet on the southeasterly side of Cargile Road and runs back between lines 190.7 feet on the northeasterly line and 197.7 feet on the southwesterly line to a dead line in the rear on which it measures 157 feet.

Being the same property conveyed to Edward J. Cowell, Jr., Trustee of The Edward J. Cowell, Jr., Living Trust, established by the Revocable Trust Agreement of Edward J. Cowell, Jr., dated October 7, 2004, by deed dated April 10, 2007, from Jeffrey Mobley, Trustee, of record in Instrument No. 20070411-0043367, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2014 taxes, a lien not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. Matters shown on the Plan of record in Book 2331, page 120, Register's Office for Davidson County, Tennessee.

This is improved property known as: 6003 Cargile Road, Nashville, TN 37205.

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 Grantor covenants with the said Grantees that he is 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; and further covenants and binds himself, his heirs and assigns, 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 person whomsoever.

WITNESS my hand this 15th day of April, 2014.

Edward J. Cowell, Jr., TRUSTEE
Edward J. Cowell, Jr., Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **EDWARD J. COWELL, JR., TRUSTEE** of the Edward J. Cowell, Jr., Living Trust established by the Revocable Trust Agreement of Edward J Cowell, Jr., the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 15th day of April, 2014

Notary Public

My Commission Expires: _____

WESLEY D. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires November 5, 2014

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