BILL GARRETT, Davidson County
Trans:T20140028042 DEEDWARR
Recvd: 04/24/14 12:17 2 pgs
Fees:13.00 Taxes:1146.63
20140424-0034547

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 309,900.00

Affiant

Subscribed and sworn to before me, this 21st day of April, 2014.

Notary Public

My commission expires: 7/24/17

JODI JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
256 SEABOARD LANE SUITE E105
FRANKLIN, TN 37067

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
JEFF LAWRENCE	NEW OWNER	08304011900
2327 CARTER AVE		
NASHVILLE, TN 37206		

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 ACKNOWLEDGE, WE,

ROBERT N. MOORE, JR., UNMARRIED

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

JEFF LAWRENCE, single

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:

BEING UNIT "B" OF 2325 CARTER AVENUE TOWNHOMES, A HORIZONTAL PROPERTY REGIME ESTABLISHED IN MASTER DEED OF RECORD IN INSTRUMENT NUMBER 20131010-0106507, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING A PORTION OF THE SAME PROPERTY CONVEYED TO ROBERT N MOORE, JR., UNMARRIED, BY WARRANTY DEED FROM TRUSTEES OF PORTER HEIGHTS BAPTIST CHURCH, DATED 09/10/2013 AND RECORDED ON 09/10/2013, IN INSTRUMENT NUMBER 20130910-0095352, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, IN THE AMOUNT OF $70,000.00.

ALSO BEING A PORTION OF THE SAME PROPERTY CONVEYED TO TRUSTEES OF PORTER HEIGHTS BAPTIST CHURCH, BY INSTALMENT DEED FROM WILLIAM I. BEATY AND WIFE, DOROTHY D. BEATY, DATED 09/03/1985 AND RECORDED ON 09/09/1985 IN BOOK 6646, PAGE 329, SAID REGISTER'S OFFICE.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (X) unimproved (____) property known as 2327 CARTER AVE, NASHVILLE, TN 37206.

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 in 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 my/our hand(s) this ~~21~~ 18th (CP) day of April, 2014.

ROBERT N. MOORE, JR.

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson (CP)

Personally appeared before me, a Notary Public of said County and State, ROBERT N. MOORE, JR., the within named Grantor(s), 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, at office, this ~~21~~ 18th (CP) day of April, 2014.

Notary Public

My Commission Expires: 1-5-16

CHERYL M. RODGERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Return To:
Foundation Title & Escrow, LLC
2742 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122