(1)

Return to: Bridgehouse Title

BILL GARRETT, Davidson County
Trans: T20140031061 DEEDWARR
Recvd: 05/06/14 10:09 2 pgs
Fees: 13.00 Taxes: 514.30

20140506-0038407

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $139,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS 1st day of May, 2014 Notary Public MY COMMISSION EXPIRES: 1-21-18 (AFFIX SEAL)

Melanie D. DuRard
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Comm. Expires January 21, 2018

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 9175 Carothers Parkway, Suite 110, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Traci Jackson	F & M Bank	172 04 0 020.00
(NAME)	(NAME)	
605 Monte Carlo Drive	50 Franklin Street	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Clarksville, TN 37040	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Timothy M. Moore, a married person**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Traci Jackson, unmarried**, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

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

Being Lot No. 396, Section 1, Monte Carlo Estates, of record in Book 4675, page 68, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Timothy M. Moore, an unmarried person by Warranty Deed from Mary W. Beachboard, unmarried dated September 23, 2002 of record in Instrument Number 20020925-0117011, said Register's Office of Davidson County, Tennessee.

Sara Moore, wife of Timothy M. Moore, hereby joins in this conveyance for the sole purpose of conveying any and all right, title and interest she may have in and to the subject property by reason of her marital status or otherwise.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved X property, known as 605 Monte Carlo Drive, Antioch, TN 37013

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, has 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 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 our hands this **1st** day of **May, 2014**

Timothy M. Moore

Sara Moore

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, **Timothy M. Moore and wife, Sara Moore**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **1st** day of **May, 2014**

LAURIE M. HARRIS
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

My commission expires: 3-25-18