BILL GARRETT, Davidson County
Trans:T20140034006 DEEDWARR
Recvd: 05/15/14 14:07 2 pgs
Fees:13.00 Taxes:266.40
20140515-0041892

This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Albert T. Byrd, Jr.
3303 Percy Priest Drive
Nashville, TN 37214

SEND TAX BILL TO:
First Community Mtg.
275 Rose Dr.
Murfreesboro, TN 37129

MAP/PARCEL 096-16-0-145.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid to the undersigned, the receipt of which amount being hereby acknowledged, and other good and valuable consideration, **Dale Moore, married, Dax Moore, a single man,** has this day bargained and sold, and does hereby transfer and convey unto **Albert T. Byrd, Jr., an unmarried person,** certain land situated in Davidson County, Tennessee, being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 251-A on the Plan of Zone Lot Division of Lots 248, 249, 250, 251, 252 & 253, Section 3, Larchwood of record in Plat Book 6250, Page 524 (amending Plat Book 5200, page 540), in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Dale Moore and Dax Moore by deed from David Buck and Annegellika Buck, husband and wife of record in Instrument No. 20041104-0132974 Register's Office for Davidson County, Tennessee, dated October 21, 2004 and recorded on November 4, 2004.

The subject property is neither the principal residence of Grantor nor his spouse or any dependent.

This is improved property known as: **3303 Percy Priest Drive, Nashville, Tennessee 37214.**

TO HAVE AND TO HOLD said lands, including the appurtenances thereon situated, and all the right, title, estate and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever.

I COVENANT with the Grantees herein that I am lawfully seized and possessed of said lands in fee simple; that I have a good and lawful right to convey same; and I do warrant and will forever defend the title thereto against the lawful claims of all persons whomsoever.

REAL PROPERTY TAXES: The real property taxes for the year 2014 shall be prorated as of the date of this deed.

EASEMENTS AND RIGHTS OF WAY: This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon

inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in Book 5200, page 540, amended by Plat Book 6250, Page 524 and restrictions in Book 6076, page 66 and book 6122, Page 482, and encumbrances as may be shown of record in the office of the Register of Deeds where the real property is situated.

RULES AND REGULATIONS: This conveyance is made subject to all Governmental rules and regulations and all Davidson County Health Department rules and regulations.

POSSESSION: Possession to be given with delivery of deed.

WITNESS MY HAND on this the 21st day of April, 2014.

X _____
Dale Moore

X _____
Dax Moore

STATE OF Florida
COUNTY OF Sarasota

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Dale Moore and Dax Moore,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 21st day of April, 2014.

_____
NOTARY PUBLIC

My Commission Expires: _____

WENDY E. PARKER
MY COMMISSION # DD 991437
EXPIRES: September 13, 2014
Bonded Thru Notary Public Underwriters

STATE OF TENNESSEE
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is $72,000.00.

_____
AFFIANT

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

X _____
NOTARY PUBLIC

My Commission Expires: 2/28/17

LYNNE WARD
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

File No: 147139