mail to:

Vanderpool, Pearman, & Drumwright
256 Seaboard Lane, Suite G-104
Franklin, TN 37067

BILL GARRETT, Davidson County
Trans:T20140039269 DEEDWARR
Recvd: 06/04/14 13:47 2 pgs
Fees:13.00 Taxes:351.50

20140604-0048466

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $95,000.00

Affiant

WARRANTY DEED

Subscribed and sworn to before me, this 30TH DAY OF MAY, 2014.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

RUTH M. FORAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires Dec 20, 2015

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Reed Cavanah and Kelly McKernan, husband and wife	Farmington Mortgage, a Division of Capstar Bank	04306025200
	(NAME)	
501 Singer Drive	2002 Richard Jones Rd, Ste. 300A	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we William Matthew Moore and wife, Lindsey Renee Moore, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Reed Cavanah and Kelly McKernan, husband and wife, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 177 ON THE PLAN OF MADISON PARK, SECTION 6, OF RECORD IN BOOK 4300 AT PAGE 58, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE I

BEING THE SAME PROPERTY CONVEYED TO WILLIAM MATTHEW MOORE AND WIFE, LINDSEY RENEE MOORE BY DEED FROM JEAN W. HICKNEY-CROWELL OF RECORD IN INSTRUMENT NO. 200504080038949, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2014 AND SUBSEQUENT YEARS.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 501 Singer Drive, Madison, TN 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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 my/our hand(s) this 30th day of May, 2014.

WARRANTY DEED
(Continued)

William Matthew Moore

Lindsey Renee Moore

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, William Matthew Moore and wife, Lindsey Renee Moore, the herein 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, this the 30th day of May, 2014.

Notary Public

My Commission Expires: 11-3-15

MARY BIRTHRIGHT
NOTARY PUBLIC
DAVIDSON COUNTY

(SEAL)

RETURN TO:
Jim R. Vanderpool, P.C.
256 Seaboard Lane, G-104
Franklin, TN 37067