BILL GARRETT, Davidson County
Trans:T20140054269 DEEDWARR
Recvd: 07/28/14 10:52 3 pgs
Fees:18.00 Taxes:74.00
20140728-0066695

Prepared by:

Steltemeier and Westbrook, PLLC
3326 Aspen Grove Drive, Suite 604
Franklin, Tennessee 37067

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $20,000.00.

Affiant

Subscribed and sworn to before me this 25th day of July, 2014.

Notary Public
My Commission Expires: 06/24/18

D. SHAYNE ADAIR
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

14-0312

Address of New Owner:	Send Tax Bills to:	Tax Information:
Elizabeth Ann Thor	New Owner	149 05 0
4804 Terragon Trail		178.00
Antioch, TN 37013		

WARRANTY DEED

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 acknowledged, we the heirs of **William Robert Moore and wife, Deirdre K. Moore,**

Margaret C. Balila, Sean A. Moore, and Shelia E. Moore,

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Elizabeth Ann Thor,

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

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

Being Lot No. 76, Section 9, on the Plan of Terragon Trails Subdivision of record in Plat Book 5200, page 85, Register's Office for Davidson County, Tennessee,

Said Lot No. 76 fronts 59.67 feet on the northerly margin of Terragon Trails and runs back between lines measuring 119.08 feet on the westerly line and 119.04 feet on the easterly line to a dead line in the rear which measures 59.67 feet.

Being the same property conveyed to William Robert Moore and wife, Deirdre K. Moore by Warranty Deed from Sandra F. Park, now Sandra F. Park Meadows and husband, Jack Meadows, dated June 23, 1988, recorded in Book 7584, Page 445, Register's Office for said County. William Robert Moore having since died on December 14, 2005, leaving Deirdre K. Moore as surviving spouse under tenancy by the entirety. Deirdre K. Moore having died March 19, 2013, unmarried and intestate, leaving three natural children as heirs, Margaret C. Balila, Sean A. Moore, and Shelia E. Moore.

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

This is improved property located at **4804 Terragon Trail, 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, 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 our hands this 24 day of July, 2014.

Margaret C. Balila
Margaret C. Balila

Sean A. Moore
Sean A. Moore

STATE OF HAWAII
CITY **COUNTY OF** HONOLULU

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named **Margaret C. Balila and Sean A. Moore**, the bargainor(s), with whom I am personally acquainted, and who acknowledged that the within instrument was executed for the purposes therein contained.

Witness my hand and official seal at HONOLULU, HAWAII, this 24th day of July, 2014.

CARMELITA M. AUSTRIA
NOTARY PUBLIC
No. 07-652
STATE OF HAWAII

Notary Public CARMELITA M. AUSTRIA
State of HAWAII
My Commission Expires: DECEMBER 16, 2015

Document Date: 07-24-2014 # Pages: 2
Notary Name: CARMELITA M. AUSTRIA First Circuit
Doc. Description: WARRANTY DEED
07-24-14
Notary Signature Date

CARMELITA M. AUSTRIA
NOTARY PUBLIC
No. 07-652
STATE OF HAWAII

Witness my hand this 24th day of July, 2014.

Shelia E. Moore

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named **Shelia E. Moore**, the bargainor(s), with whom I am personally acquainted, and who acknowledged that the within instrument was executed for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 24th day of July, 2014.

D. SHAYNE ADAIR
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
State of Tennessee
My Commission Expires: June 24, 2018