Davidson County	DEEDWARR
Recvd: 08/12/14 13:37	2 pgs
Fees:13.00 Taxes:2238.50	
20140812-0072722	

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way, Suite 202
Brentwood, Tennessee 37027

140544

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $605,000.00.

Shannon Alexander
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of July, 2014.

Rebecca Moss
NOTARY PUBLIC

My commission expires: 12/18/2017

REBECCA MOSS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES DECEMBER 18, 2017

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Adam Balfour Michelle Drinkard 1502 Ferguson Ave. Nashville, TN 37212	First Community Mortgage, Inc 245 Heritage Park Dr. Murfreesboro, TN 37129	118-05-0-010.00

FOR AND IN CONSIDERATION of the sum of Six Hundred Five Thousand and 00/100 Dollars ($605,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **BENJAMIN P. MOORE, UNMARRIED, AND MELANIE L. MOORE, UNMARRIED**, hereinafter called the Grantor(s), have bargained and sold and by these presents do hereby transfer and convey unto, **ADAM BALFOUR AND MICHELLE DRINKARD**, husband + wife hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot 149, MAP OF VICTORIA PLACE, as shown on plat of record in Plat Book 332, Page 10, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Warranty Deed from Alfrieda Mills Southall, unmarried to Melanie L. Swineheart, unmarried as recorded on the 14th day of July, 1992 in Deed Book 8674, Page 956 and Quitclaim Deed from Melanie L. Moore, formerly known as Melanie Swineheart and Benjamin P. Moore, husband and wife to Benjamin P. Moore and Melanie L. Moore husband and wife as tenants by the entirety as recorded on the 29th day of April, 2008 in Instrument No. 20080429-0043535, in the Register's Office of Davidson County, Tennessee. This deed is being executed pursuant to a certain *Final Divorce Decree* under Docket No. 11D3321, in the Circuit Court for Davidson County, Tennessee.

This property is more commonly known as 1502 Ferguson Avenue, Nashville, TN 37212.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2014 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 31st day of July, 2014.

BENJAMIN P. MOORE

Melanie L. Moore

MELANIE L. MOORE

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public, Benjamin P. Moore and Melanie L. Moore, 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 seal, this the 31st day of July, 2014.

LESLIE GARSIDE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Leslie Garside

Notary Public

My commission expires: 12/23/2014

True Copy Certification
I, Connie Buchanan, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Connie Buchanan

Connie Buchanan

State of Tennessee / County of Wilson SS:
Personally appeared before me, Rebecca Moss, a notary public for this county and state, Connie Buchanan, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rebecca Moss

Rebecca Moss

My Commission Expires: 12/18/17

REBECCA MOSS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES DECEMBER 18, 2017