BILL GARRETT, Davidson County
Trans:T20140060261 DEEDWARR
Recvd: 08/15/14 13:22 2 pgs
Fees:13.00 Taxes:1507.75

20140815-0074058

BRITTANY GOINS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $407,500.00

Paige Thurman
AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 31ST DAY OF JULY, 2014.

NOTARY PUBLIC

MY COMMISSION EXPIRES 4-17-17

THIS INSTRUMENT PREPARED BY
Law Offices of Jon D. Ingram, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 14-7003C PILLSBURY

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Jamie Pillsbury and Desiree Delahoussaye Pillsbury	same	08313044600
1508 Lillian Street		
Nashville, TN 37206		

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

NATHAN TRAVIS MOORE AND SHANNON HATMAKER MOORE, HUSBAND AND WIFE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

JAMIE PILLSBURY AND DESIREE DELAHOUSSAYE PILLSBURY, HUSBAND AND WIFE

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 1508 Lillian Street, Nashville, TN 37206

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 hand on the 31st day of July, 2014.

X Nathan Travis Moore by Charles Travis Moore, attorney in fact
Nathan Travis Moore by Charles Travis Moore, attorney-in-fact

X Shannon Hatmaker Moore by Charles Travis Moore, Attorney in fact
Shannon Hatmaker Moore by Charles Travis Moore, attorney-in-fact

STATE OF Alabama
COUNTY OF Jefferson

On the 31st day of July, 2014, before me, the undersigned, a Notary Public in a for said County and State, personally appeared Charles Travis Moore, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged executing the within instrument on behalf of Nathan Travis Moore and Shannon Hatmaker Moore for the purposes therein contained, and who further proved to me to be the Attorney In Fact for and authorized to execute this instrument on behalf of Nathan Travis Moore and Shannon Hatmaker Moore.

Witness my hand and official seal at Jefferson County Alabama

Notary Public Patricia C. Burch

My Commission Expires: 4.13.18

PATRICIA C. BURCH NOTARY PUBLIC ALABAMA STATE AT LARGE

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, Being Lot No. 161, Block "R" on the Plan of Lindsley Home Place of record in Plan Book 2, Page 92, in the Chancery Court 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 Nathan Travis Moore and Shannon Hatmaker Moore, husband and wife by Warranty Deed from Habibeh Khoshbouei, unmarried, recorded on the 11th day of April, 2012 in Instrument No. 20120411-0030850, in the Register's Office of Davidson County, Tennessee.

Shannon Hatmaker Moore and Shannon Elaine Hatmaker Moore being one and the same person.

This instrument is being executed on behalf of Nathan Travis Moore pursuant to a power of attorney executed by the same on the 06/13/2014, and being filed for in Instrument # 20140815-0074056, Register's Office for Davidson County, Tennessee.

This instrument is being executed on behalf of Shannon Hatmaker Moore pursuant to a power of attorney executed by the same on the 06/13/2014, and being filed for in Instrument # 20140815-0074057, Register's Office for Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

a. County of Davidson taxes for the year 2014 and thereafter, not yet due and payable.

b. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

c. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PLAN OF LINDSLEY HOME PLACE, as recorded in Plan Book 2, Page(s) 92, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

d. Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).