WARRANTY DEED

PAIGE B. MAYERCIK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

STATE OF Tennessee
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $145,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF SEPTEMBER, 2014.

Notary Public

MY COMMISSION EXPIRES: 11-22-2014

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Danny Vestal and wife, Thelma Vestal	SWBC Mortgage	136-10-0-003.00
(NAME)	(NAME)	
2775 Smith Springs Road	213 Overlook Circle, Ste. A-4	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, I, Rebecca M. Moffitt, an unmarried woman, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Danny Vestal and wife, Thelma Vestal, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Located in Nashville, County of Davidson, State of Tennessee, to wit: Being Lot No.3 on the plan of Castlegate, Section 1, as of record in Book 4460, Page 115, Register's Office for said county.

Said Lot. No. 3 fronts 93.03 feet on the southerly side of Smith Springs Road and extends back 112.40 feet on the westerly line and 162.61 feet on the easterly line to a dead line measuring 72.81 feet thereon.

Being the same property conveyed to Forrest L. Moffitt and wife, Rebecca M. Moffitt, by deed of record in Book 8382, Page 787, Register's Office for Davidson County, Tennessee. The said Forrest L Moffitt having since died 01/24/08, leaving the property solely vested in Rebecca M. Moffitt.

Subject to all matters as shown on Plan of Castlegate, Section 1, of record in Book 4460, Page 115, Register's Office for Davidson County, Tennessee. The plan of record in Book 4460, Page 115, Register's Office, Davidson County, Tennessee, shows a 30-foot minimum building setback line from Smith Springs Road and a 10-foot easement for public utility and drainage purposes along the rear and west line of said lot. Restrictive covenants contained in an instrument of record in Book 4649, Page 295, Register's Office, Davidson County, Tennessee. Survey dated 07/25/1979, made by John Kohl and Company, indicates a utility shed and drive encroaching onto the 10-foot public utility and drainage easement.

unimproved ☒

This is improved ☐ property, known as 2775 Smith Springs Road, Nashville, TN 37217

(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.

BILL GARRETT, Davidson County
Trans:T20140070253 DEEDWARR
Recvd: 09/19/14 10:31 3 pgs
Fees:18.00 Taxes:536.50
20140919-0086126

Witness my hand this 9th day of Sept., 2014.

Rebecca M. Moffitt

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Rebecca M. Moffitt, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee this ___ day of _____ 2014.

Commission expires:

Notary Public

SEE ATTACHED
NOTARIAL CERTIFICATE

When recorded, please return to
Realty Title and Escrow Co., Inc.
599 Sam Ridley Pkwy W #100
Smyrna, TN. 37167

ACKNOWLEDGMENT

State of California
County of FRESNO)

On 9/9/14 before me, CARLEEN K. FONDREN, NOTARY PUBLIC
(insert name and title of the officer)

personally appeared Rebecca M. Moffitt,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

CARLEEN K. FONDREN
Commission # 1938287
Notary Public - California
Fresno County
My Comm. Expires May 24, 2015

WITNESS my hand and official seal.

Signature _____ (Seal)