WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140081793 DEEDWARR
Recvd: 10/30/14 09:51 2 pgs
Fees:13.00 Taxes:739.63
20141030-0100091

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $199,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 24th DAY OF OCTOBER, 2014.

Notary Public

MY COMMISSION EXPIRES: 5/5/15
(AFFIX SEAL)

SELINA HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON, TENN
My Comm. Expires May 5, 2015

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, 9175 Carothers Parkway, Ste. 110, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Matthew Moore and wife, Amy Moore, and Billy J. Estes	New Owner	042 07 0 043.00
(NAME)	(NAME)	
705 N. Graycroft Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of One Hundred Ninety-Nine Thousand Nine Hundred And No/100 Dollars ($199,900.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, **I, Jamie Dent, unmarried,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Matthew Moore and wife, Amy Moore, and Billy J. Estes, as tenants in common with right of survivorship,** 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:

Land in Davidson County, Tennessee, being part of Lot No. 39 on the Plan of Morning View Subdivision , Section Two, of record in Book 2133, Page 99, Register's Office for Davidson County, Tennessee, described according to a survey made by Bruce Rainey & Associates, dated January 27, 1977 as follows:

Beginning at a point on the westerly margin of Graycroft Avenue being the common front corners of lots 39 and 40; thence running with the line between said lots westwardly 210.8 feet to a point; thence northwardly 2.5 feet; thence westwardly 178.06 feet to a point; thence southwardly 118.31 feet to a point; thence eastwardly 416.63 feet to a point in the westerly side of Graycroft Avenue; thence running with the margin of said avenue, 115.0 feet to the point of beginning.

Being the same property conveyed to Jamie Dent, Unmarried by Warranty Deed from William Theodore Flugan, Unmarried dated October 18, 2012 and recorded October 23, 2012 as Instrument No. 20121023-0096840, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.
File Number: SPH-141737

unimproved ☐

This is improved ☒ property, known as 705 N. Graycroft Avenue, ~~Nashville~~ Madison, TN ~~37216~~ 37115

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, has 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 24th day of October, 2014.

X _____
Jamie Dent

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state. Jamie Dent, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 24th of October, 2014.

_____
Notary Public

My Commission Expires:

SELINA HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON, TENN
My Comm. Expires May 5, 2015

File Number: SPH-141737