BILL GARRETT, Davidson County
Trans:T20150015599 DEEDWARR
Recvd: 03/03/15 13:02 2 pgs
Fees:13.00 Taxes:325.60
20150303-0018473

CARLA R. DILLARD
NOTARY PUBLIC AT LARGE
RUTHERFORD COUNTY, TENNESSEE

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $88,000.00

Affiant

Subscribed and sworn to before me, this 6TH DAY OF FEBRUARY, 2015.

Notary Public

MY COMMISSION EXPIRES: 2.8.18

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jimmy Johnson, II, an unmarried man	Primary Residential Mortgage, Inc. (NAME)	15002015000
759 Lake Terrace Drive (ADDRESS)	1480 North 2200 West (ADDRESS)	
Nashville, TN 37217 (CITY) (STATE) (ZIP)	Salt Lake City, UT 84116 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Ralph Wayne Moore, unmarried and Julie C. Luffman, unmarried, tenants in common with right of survivorship, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Jimmy Johnson, II, an unmarried man, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 28-A ON THE PLAN OF HARBOR GATE, SECTION ONE, OF RECORD IN PLAT BOOK 6250, PAGE 638, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 28-A FRONTS 38.18 FEET ON THE SOUTHWESTERLY MARGIN OF LAKE TERRACE DRIVE AND EXTENDS BACK 144.78 FEET ON THE SOUTHEASTERLY LINE AND 141.50 FEET ON THE NORTHWESTERLY LINE TO A DEAD LINE IN THE REAR MEASURING 47.00 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO RALPH WAYNE MOORE, UNMARRIED AND JULIE C. LUFFMAN, UNMARRIED, TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP BY DEED FROM AFFORDABLE HOUSING OF NASHVILLE, INC. OF RECORD IN BOOK 10745, PAGE 658, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. THE SAID RALPH WAYNE MOORE AND JULIE C. LUFFMAN HAVING SINCE MARRIED. THE SAID JULIE C. LUFFMAN IS NOW KNOWN AS JULIE C. LUFFMAN MOORE.

2015 PROPERTY TAXES A LIEN, NOT YET DUE AND PAYABLE.

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

unimproved ( )
This is improved (X) property, known as 759 Lake Terrace Drive, 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.

Witness my/our hand(s) this 6th day of February, 2015.

WARRANTY DEED
(Continued)

Ralph Wayne Moore

Julie C. Luffman Moore

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ralph Wayne Moore and Julie C. Luffman Moore, the herein bargainor, 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, this the 6th day of February, 2015.

Notary Public

My Commission Expires: 11-3-15

(SEAL)

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072