WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 79,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of March, 2015.

Notary Public:

MY COMMISSION EXPIRES: 8/23/16
(AFFIX SEAL)

PATRICIA NICHOLLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
V. Ann Bryan	NEW OWNER	Parcel ID:
504 Forest Pointe Place	504 Forest Pointe Place	150090B50400CO
Antioch, TN 37013	Antioch, TN 37013	

FOR AND IN 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, we

Charles K. Moore, unmarried

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

V. Ann Bryan , an unmarried woman

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:

BEING Unit 504, Second Revision, Forest Pointe Condominiums, as recorded in Book 7900, Page 281, and as shown as an Exhibit to the amended Master Deed, as recorded in Book 8050, Page 853, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Charles K. Moore, unmarried, by deed from Cathy Gail Cherry, unmarried, of record in Book 9688, Page 231, said Register's Office, dated May 31, 1995.

This conveyance is subject to Master Deed, Restrictions and By-Laws of record in Book 7075, Page 790; Book 7079, Page 424; Book 10412, Page 567; Book 7801, Page 463; Book 8050, Page 853; Instrument 20030712-0097022; Book 7801, Page 503; Book 11720, Page 152, said Register's Office.

This conveyance is made subject to: (1) 2015 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 7900, Page 281, said Register's Office; (3) Sanitary Sewer Easement of record in Book 7640, Page 534, Register's Office for said County; (4) Right of Way Easement of record in Book 4607, Page 424, said Register's Office; (5) Agreement with Colonial Pipeline Co. of record in Book 3852, Page 679, said Register's Office' (6) Easement to Gulf Interstate Gas Co. of record in Book 2244, Page 13, and Book 3463, Page 126, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 504 Forest Pointe Place, Antioch, TN 37013

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 hand this 13th day of March, 2015.

Charles K. Moore

BILL GARRETT, Davidson County
Trans:T20150018877 DEEDWARR
Recvd: 03/16/15 13:40 2 pgs
Fees:13.00 Taxes:292.30
20150316-0022329

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Charles K. Moore, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 13th day of March, 2015.

My Commission Expires: 8/23/16

Notary Public

