This Instrument Prepared By:
Brentwood Title & Escrow, LLC.
320 Seven Springs Way, Suite 150
Brentwood, TN 37027
BW15289FA

Return to:
stewart title®
13026 Lebanon Road
Suite 100
Mt. Juliet, TN 37122

Send Tax Bills To:
First Bank
318 Seaboard Lane Ste 205
Franklin, TN 37067

New Owner is:
Christopher Allen Biller
3240 Cain Harbor Drive
Nashville, TN 37214

MAP: 062-02-0A

PARCEL: 318.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Daniel Moore and wife, Rachel T. Moore**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Christopher Allen Biller, an unmarried man, and Michelle Krabbe, an unmarried woman**, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

Improved Property Commonly Known As: **3240 Cain Harbor Drive, Nashville, TN 37214**

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee, being Lot No. 283 on the plan of River Trace Estates, Phase 2, Section 6, of record in Instrument No. 20010605-0058138, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

BEING the same property conveyed to Daniel Moore and wife, Rachel T. Moore, by Warranty Deed from Larry Haggard, an unmarried person, dated 9/5/13 and recorded 9/16/13 in Instrument No. 20130916-0097370; and being the same property previously conveyed to Larry Haggard, an unmarried person, by Warranty Deed from Capitol Homes, Inc., dated 6/5/02 and recorded 6/24/02 in Instrument No. 20020624-0075592, Register's Office for Davidson County, Tennessee.

BILL GARRETT, Davidson County
Trans:T20150037898 DEEDWARR
Recvd: 05/15/15 11:13 2 pgs
Fees:13.00 Taxes:562.40
20150515-0044848

Sellers Initials

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated

and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 7th day of May, 2015.

GRANTOR(S):

DANIEL MOORE

RACHEL T. MOORE

ACKNOWLEDGEMENT

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Daniel Moore and Rachel T. Moore**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 7th day of May, 2015.

NOTARY PUBLIC
My Commission Expires:_____

MARGARET R. MEANS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires SEPT. 11, 2017

STATE OF TENNESSEE
COUNTY OF Wilson

The actual consideration or value, whichever is greater, for this transfer is **$152,000.00**.

AFFIANT

SWORN TO and subscribed before me this 7th day of May, 2015.

LISSA GROOM
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

NOTARY PUBLIC
My commission expires: 9.12.16