BILL GARRETT, Davidson County
Trans:T20150042525 DEEDWARR
Recvd: 06/01/15 15:16 3 pgs
Fees:18.00 Taxes:336.70
20150601-0050616

Commitment Number: 150033TN

After Recording, Send To:

Dickason Law Group
**1801 Peachtree St. NE, Suite 155**
**Atlanta, Georgia 30309**

This instrument prepared by:
Jay A. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170 and Thomas Granville McCroskey, Esq., Tennessee Bar Number: 015569.

**New Property Owner/Mail Tax Statements To:**
**James England**, 6107 Stormer Rd., Knoxville, TN 37918

**PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER 06308003800**

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## GENERAL WARRANTY DEED

**Alvin Moore** and **Shacora Moore**, a married couple, hereinafter grantors, of **Davidson County, Tennessee**, for $91,000.00 (Ninety-One Thousand Dollars and no cents) in consideration paid, grant, with general warranty covenants to **James England**, hereinafter grantee, whose tax mailing address is **6107 Stormer Rd., Knoxville, TN 37918**, the following real property:

**LOTS NOS. 33 AND 35, IN BLOCK X, IN THE SUBDIVISION OF THE HULME FARM, KNOWN AS HADLEY'S BEND CITY, A PLAN OF WHICH SUBDIVISION BEING RECORDED IN PLAN BOOK 421, PAGE 120, OF THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE LEGAL DESCRIPTION. SAID DESCRIPTION IS INCORPORATED HEREIN BY REFERENCE THE SAME AS IF COPIED FULLY HEREIN VERBATIM.**

**BEING THE. SAME PROPERTY AS CONVEYED FROM FEDERAL HOME LOAN MORTGAGE CORPORATION, AS DESCRIBED IN DEED INSTRUMENT 20080422-0040989, DATED 3/28/2008 RECORDED 4/22/2008, IN DAVIDSON COUNTY RECORDS.**

**Property Address is: 4016 University Ave., Old Hickory, TN 37138**

The real property described above is conveyed subject to general warranty covenants, the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantors, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

Executed by the undersigned on 3-18, 2015:

**Alvin Moore**

**Shacora Moore**

STATE OF Mississippi
COUNTY OF Lauderdale

The foregoing instrument was acknowledged before me on 3-18-, 2015 by **Alvin Moore** and **Shacora Moore** who are personally known to me or have produced Tennessee Drivers License as identification, and furthermore, the aforementioned persons have acknowledged that their signatures were their free and voluntary act for the purposes set forth in this instrument.

Notary Public

STATE OF MISSISSIPPI NOTARY PUBLIC ID # 94612 JUSTIN ANDERS Commission Expires Oct. 13, 2017 LAUDERDALE COUNTY

Maximum principal indebtedness for Tennessee recording tax purposes is _____.
(On amendments or modifications, enter ONLY the amount of INCREASE, if any.)

State of Mississippi
County of Lauderdale

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $91,000.00, which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 18th day of March, 2015.

Affiant

Shacora Moore
Print Name

Notary Public

STATE OF MISSISSIPPI NOTARY PUBLIC ID # 94612 JUSTIN ANDERS Commission Expires Oct. 13, 2017 LAUDERDALE COUNTY (Seal)

My commission expires:

10-13-2017

Justin Anders
Print Name