Return To
TRI STAR TITLE & ESCROW, LLC
1535 W. NORTHFIELD BLVD, UNIT 16
MURFREESBORO, TN 37129

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 15043807** Molly L Reitter State of Tennessee Notary Public Rutherford County	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $169,000.00. Affiant Subscribed and sworn to before me, this 27th day of May, 2015. Notary Public My Commission Expires: 1/28/19

WARRANTY DEED

Address New Owner: John W. Quarles Jr. 1202 Clarke Street Old Hickory TN 37138-2929	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 053-03-050.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Stuart R. Moore and Summer D. Moore, Husband and Wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **John W. Quarles Jr., unmarried man** ("Grantee"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 96, VILLAGE OF OLD HICKORY, SECTION "B", as shown on plat of record in Plat Book 1424, Page 67, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Stuart R. Moore and Summer D. Moore, husband and wife by Warranty Deed from David Drummond, a married man, recorded on the 9th day of June, 2009 in Instrument No. 20090609-0053364, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2015 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of VILLAGE OF OLD HICKORY, SECTION "B", as recorded in Plat Book 1424, Page(s) 67 Register's Office of Davidson County, Tennessee.

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records.

Easement for the flow of the waters of the Cumberland River, and the rights of the public therein.

BILL GARRETT, Davidson County
Trans:T20150044294 DEEDWARR
Recvd: 06/05/15 10:02 2 pgs
Fees:13.00 Taxes:625.30
20150605-0052772

Right of Way Easements of record in Book 626, Page 556 and in Book 2662, Page 743, Register's Office of Davidson County, Tennessee.

Easement for Right of Way of Telephone Lines of record in Book 662, Page 743, Register's Office of Davidson County, Tennessee.

Utility Easement with ingress and egress for servicing easement of record in Book 2024, Page 540, Register's Office of Davidson County, Tennessee.

This is improved property located at 1202 Clarke Street Old Hickory TN 37138-2929

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 27th day of May, 2015.

Stuart R. Moore

Summer D. Moore

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Stuart R. Moore and Summer D. Moore with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27th day of May, 2015.

Notary Public

My Commission Expires: 9/10/18

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES
SEPTEMBER 10, 2018