Davidson County DEEDWARR
Recvd: 07/02/15 16:11 2 pgs
Fees:13.00 Taxes:571.27
20150702-0064537

WARRANTY DEED



State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$154,397.00.**

Affiant

Subscribed and sworn to before me, this the 30th day of June, 2015.

Notary Public

My commission expires: 5-8-19

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Margaret Kingsbury **Ryan Moses**	SWBC Mortgage Corporation	**Map 142-09-0-A Parcel 003.00co**
859 Todd Preis Drive #100	9311 San Pedro Ave Ste 100	
Nashville, TN 37221	San Antonio, TX 78216	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Amy R. Moore, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Margaret Kingsbury and Ryan Moses, Wife and Husband

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 a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 100 of the Doral Country Villa, Section 1, Condominiums, a Horizontal Property Regime, as shown on the Plan of record in Book 4860, Page 96, Register's Office for Davidson County, Tennessee, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the condominium.

Being the same property conveyed to Amy R. Moore, a single woman, by Deed dated November 21, 2008 from Janet M. Sullivan, a single woman, of record in Instrument No. 20081125-0115631, Register's Office for Davidson County, Tennessee.

This instrument is being executed on behalf of Amy R. Moore, pursuant to a Power of Attorney executed by same on the ____ day of June, 2015, of record in Instrument No. 20150702-0064536, Register's Office for Davidson County, Tennessee.

The property conveyed herein is not the place of residence of the Grantor or her spouse.

The conveyance of the above described parcel of land is subject to the following: (1) Subject to easements, setback lines, notes, conditions, stipulations, etc, and all other matters as set forth per Plat Book 4860, Page 96, said Register's Office. (2) The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act: as set out in Section 66-27-101 et seq. of the Tennessee Code Annotated and is subject to the provisions and requirements thereof; to the By-Laws for the administration thereof; to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through, or upon the land embracing the regime and covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime and the By-Laws of record in Book 5011, Page 395, Book 5015, Page 251, Book 5124, Page 163, Instrument No. 20070504-0053687 and Instrument No. 20070523-0061626, said Register's Office. (3) Charter of the Homeowner's Association of record in Book 5220, Page 112, said Register's Office. (4) Subject to Homeowner Association assessments. (5) Subject to any and all governmental zoning regulation, building restrictions and setback lines, if any, easements and rights-of-way for public utilities. (6) Taxes for the current year which have been prorated and assumed by the grantees herein.

This is improved (__x__) Unimproved (____) property, known as **859 Todd Preis Drive #100, Nashville, TN 37221**

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 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 30 day of June, 2015.

Amy R. Moore by Lee Lunsford, Atty-in-Fact

Amy R. Moore by
Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 30 day of June, 2015, before me personally appeared, the undersigned, a Notary Public in and for the State and County aforesaid, the within named Lee Lunsford, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Attorney-in-Fact for Amy R. Moore and that he as such Attorney-in-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said Amy R. Moore, for the purpose therein contained, by signing the name of Amy R. Moore, by himself as Attorney-in-Fact.

Witness my hand and official seal at Nashville, Tennessee, this 30 day of June, 2015.

Notary Public

My Commission Expires: _____

HOUSTON W. HOWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2017

True Copy Certification

I Anita L. Leach, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Anita L. Leach

State of Tennessee/County of Wilson SS:

Personally appeared before me, Shelly M Smith, a notary public for this County and State, Anita L. Leach, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Shelly M Smith