FOR OFFICIAL USE	STATE OF TENNESSEE COUNTY OF **Davidson** THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $650000.00.
BILL GARRETT, Davidson County Trans:T20150071384 DEEDWARR Recvd: 08/24/15 11:24 2 pgs Fees:13.00 Taxes:240.50 20150824-0085129	Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS **August 19, 2015.** Notary Public MY COMMISSION EXPIRES: 2/6/18 (AFFIX SEAL)

WARRANTY DEED

This Instrument Prepared By and Return To:

KIRK HUNNICUTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

FOUR STAR TITLE LLC

2506 North Mt. Juliet Road, Mt. Juliet, TN 37122

File #**15-0370**

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Billy Moon	**SAME AS NEW OWNER**	**08112015500**
(NAME) **3013 Gallatin Road**	(NAME)	
(ADDRESS) **Nashville,TN 37216**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Bobby J. Halliburton,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Billy Moon, married,** 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:

TRACT NO. 1:
Being Lot No. 219 on the Plan of McGavock, Wetmore and Others' First Addition to Nashville, called the Town of McGavock of record in Book 21, page 23, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

TRACT NO. 2:
Being Lot No. 220 on thePlan of McGavock, Wetmore and Other's First Addition to Nashville, called the Town of McGavock, of record in Book 21, page 23, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

INCLUDED in the above described property by EXCLUDED here from is the following property conveyed to the State of Tennessee for Highway purposes described as follows:

Beginning at the apparent common comer of Lots 219 and 220 on the plan of McGavock, Wetmore and Others' First Addition to Nashville, called the Town of McGavock of record in Book 21, page 23, Register's Office for Davidson County, Tennessee, said common comer being located by survey S 47 deg. 30' 29" E 50 feet along the westerly margin of an alley from its intersection with the southerly margin of Jane Street; thence long the apparent common line between said lots Nos. 219 and 220, being the northerly property line of the Grantor and the southerly line of the tract of land conveyed by deed of record in Book 2927, page 16, RODC, TN, S 42 deg. 33' 42" W 65.38 feet to a point; thence S 11 deg.57' 51" W 98.24 feet to a point on the easterly margin of 10th Avenue, said point being the apparent common corner of said Lots Nos. 220 and 221 on the aforesaid subdivision; thence along the apparent common line between said Lots 220 and 221, being the south line of the property of the Grantor and north line of that tract of land conveyed by deed of record in Book 695,page 142, RODC, TN, N 42 deg. 33' 42" E 150 feet to a point on the westerly margin of an alley; thence along the westerly margin of said alley and the easterly boundary of said Lot 220, N 47 deg. 30' 29" W 50 feet to the point of beginning.

Being the same property conveyed to Bobby J. Halliburton by Special Warranty Deed from Wesley Jane Bell, Executrix of the Estate of Betty Jo Bell, dated November 21, 2013 and filed in Instrument Number 20131121-0120066, Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **1634 10th Avenue North, Nashville, TN 37208**
(House Number) (Street) (City, State) (Zip)

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.

IN WITNESS WHEREOF, this instrument has been executed on this the **19th** day of **August, 2015**.

Bobby J. Halliburton

STATE OF **TENNESSEE**
COUNTY OF ~~Davidson~~ WILSON

Before me, the undersigned Notary, in and for said county and state, personally appeared the within named **Bobby J. Halliburton**, with whom I am personally acquainted, or proved on the basis of satisfactory evidence, and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on this the **19th** day of **August, 2015**.

NOTARY PUBLIC

My Commission Expires: 2/6/18

KIRK HUNNICUTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY