BILL GARRETT, Davidson County
Trans:T20150072481 DEEDWARR
Recvd: 08/26/15 11:40 2 pgs
Fees:13.00 Taxes:3792.50
20150826-0086461

# WARRANTY DEED

**THIS INSTRUMENT WAS PREPARED BY:**
**BYRD & BYRD, P.L.L.C.**
**518 CARRIAGE HOUSE DRIVE**
**JACKSON, TN 38305**

This Warranty Deed prepared without the benefit of a survey. Preparer did not serve as Closing Attorney.

STATE OF TENNESSEE )
COUNTY OF Davidson )

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 1925,000.00

Holly E Hart
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF August, 2015.

Ashley Bouslog
NOTARY PUBLIC

MY COMMISSION EXPIRES: 2/19/18

Ashley Bouslog State of Tennessee Notary Public Williamson County

ADDRESS OF NEW OWNERS:
William M. Little
and wife, Janice F. Little
3321 Old Hickory Blvd.
Old Hickory, TN 37138

SEND TAX BILLS TO:
William & Janice Little
1149 Safety Harbor Cove
Old Hickory TN 37138

PARCEL:
053 12 0 200.00

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, **JOHN D. MOORE AND WIFE, LINDA P. MOORE**, HEREINAFTER CALLED THE GRANTORS, HAVE THIS DAY BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO **WILLIAM M. LITTLE AND WIFE, JANICE F. LITTLE,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND LOCATED IN DAVIDSON COUNTY, STATE OF TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

**Land in Davidson County, Tennessee, being part of Lot No. 23 on Section II, Life & Casualty Insurance Company's Subdivision as of record in Book 843, page 56, Register's Office for Davidson County, Tennessee, described as follows:**

**BEGINNING at a point in the dividing line between Lots Nos. 22 and 23, 150 feet from the margin of Old Hickory Boulevard; thence along the dividing line between said Lots, N 41 deg. 30' E, 375 feet to the corner of Lots Nos. 3 and 23; thence along the line between said lots, N 48 deg. 29' W, 240 feet to a point; thence S 41 deg. 31' W, 525 feet to the margin of Old Hickory Boulevard; thence with the margin of the same, S 48 deg. 29' E, 100 feet to a point; thence leaving said Old Hickory Boulevard, N 41 deg. 31' E, 150 feet to a point; thence S 48 deg. 29' E, 140 feet to the point of beginning.**

**INCLUDED in the above description but EXCLUDED therefrom is the following described tract of land conveyed to the State of Tennessee by Deed from Bill Crook Enterprises a Proprietorship owned by William E. Crook and wife, Mary Jean Crook, of record in Book 4994, page 404, said Register's Office:**

**BEGINNING at the point of intersection of the northeast margin of Old Hickory Boulevard {State Route 45) and the southeast boundary of the Eva C. McClung property; thence along the said boundary N 44 deg. 15' E, 5 feet, more or less, to a point; thence S 45 deg. 45' E, 100 feet, more or less, to a point; thence S 44 deg. 15' W, 5 feet, more or less, to a point in the said northeast margin; thence along the said northeast margin K 45 deg. 45' W, 100 feet, more or less, to the point of beginning, and containing 485 square feet.**

**(Legal description taken from prior deed.)**

**Being the same real estate conveyed to John D. Moore and wife, Linda P. Moore by deed filed for record August 11, 1998 in Book 11060, at page 421, in the Register's Office of DavidsonCounty, Tennessee.**

This is **improved** X property known as 3321 Old Hickory Blvd., Old Hickory, TN 37138
unimproved _____ property

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest hereto 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 except for (1) the lien of the 2015 real property taxes which shall be prorated and assumed by the Grantees herein; (2) easements of record in Book 2699, page 527 and in Book 5430, page 460, in the Register's Office of Davidson County, Tennessee; (3) easements, restrictions, and building setback lines of record in Plat Book 843, page 56, in said Register's Office; and, we do further covenant and bind ourselves, our 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 OUR HANDS this 21st day of August, 2015.

John D Moore
JOHN D. MOORE

Linda P. Moore
LINDA P. MOORE

STATE OF Tennessee )
COUNTY OF Davidson )

Before me, Polly E. Lavit, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared JOHN D. MOORE and wife, LINDA P. MOORE, to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

WITNESS my hand and Official Seal on this the 21st day of August, 2015.

Polly E Lavit
Notary Public

My Commission Expires: 5/8/18

