Return To: 15-0395
Four Star Title, LLC
2506 N. Mt. Juliet Road
Mt. Juliet, TN 37122

BILL GARRETT, Davidson County
Trans: T20150077446 DEEDWARR
Recvd: 09/11/15 11:11 2 pgs
Fees: 13.00 Taxes: 1202.13
20150911-0092432

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $324,900.00

Affiant

Subscribed and sworn to before me, this 8th day of September, 2015.

Notary Public

My commission expires: 3-7-16

TONYA THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMMISSION EXPIRES: 3-7-16

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
1517 HUNT CLUB BLVD SUITE 200
GALLATIN, TN 37066

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
SARA PEARSON	First Liberty Financial	**072160K00100CO**
1531 HAYDEN DR	9520 Ormsby Station Rd. Ste 20	
NASHVILLE, TN 37206	Louisville, KY 40223	

FOR AND IN 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 ACKNOWLEDGE, WE,

ROBERT N. MOORE JR., SINGLE

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

SARA PEARSON

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:

A certain Unit in Davidson County, described as Unit A, as evidenced on Exhibit "B" of the Declaration of Covenants, Conditions, and Restrictions for 1529 Hayden Drive Townhomes, a horizontal property regime with private elements, of record as Instrument No. 20141117-0105581, Register's Office of Davidson County, Tennessee,further described as part of Lot 19 of Porter Heights, Part 2, as of record in Book 1424, page 79, said Register's Office.

Being part of the same property conveyed to Robert N. Moore, Jr, a single man by Warranty Deed from John Robert Seaborn, Sr and wife, Nina E. Seaborn dated 09/11/14 and recorded on 09/15/14 in Instrument No. 20140915-0084109, said Register's Office for said county.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (X) unimproved (____) property known as 1531 HAYDEN DR, NASHVILLE, TN 37206.

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 in 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 8th day of September, 2015.

ROBERT N. MOORE JR.

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson
(CR)

Personally appeared before me, a Notary Public of said County and State, ROBERT N. MOORE JR., the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 8th day of September, 2015.

Notary Public

My Commission Expires: 1-5-16

CHERYL M. RODGERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD