File Box 8

BILL GARRETT, Davidson County
Trans:T20150080736 DEEDWARR
Recvd: 09/22/15 14:30 2 pgs
Fees:13.00 Taxes:579.05
20150922-0096402

PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

Attorneys at Law
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104 Woodmont Blvd.
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746
Email

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref: (DM) Title No.: 57835
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Karen Owen Moore 3503 Grayswood Avenue Nashville, TN 37215	SAME

TAX MAP PARCEL NUMBERS: 09008004400

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$156,500.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Charlsey L. Etheridge and Larry E. Etheridge**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Karen Owen Moore** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 6 on the plan of West Nashville Annex, Resubdivision of Lots 21, 22, 39, 40 and 41, of record in Book 3106, page 25, in the Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description.

Being the same property conveyed to Charlsey L. Etheridge and Larry E. Etheridge by Warranty Deed from Ronald Jameson and wife, Leslie Jameson and Noel Jameson and wife, Kylie Jameson, dated August 17, 2012, recorded on August 23, 2012, of record in Instrument No. 20120823-0076030, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2015, and subsequent years; The Plan, of record in Book 3106, page 25, said Register's Office, shows an owner's certificate, a 30 foot minimum building setback line from Frisco Avenue, and 10 foot easement for public utility purposes along the rear line of said lot.

This is improved property, known as 6408 Frisco Avenue, Nashville, TN 37209

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 21st day of September, 2015.

Charlsey L. Etheridge

Larry E. Etheridge

State of Tennessee

County of Davidson

On this 21st day of September, 2015, before me the undersigned authority, personally appeared Charlsey L. Etheridge and Larry E. Etheridge, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

Notary

My Commission Expires:

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $156,500.00.

Karen Owen Moore
Affiant

Sworn and subscribed before me this 21st day of September, 2015.

Notary

My Commission Expires:

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019