WARRANTY DEED



BILL GARRETT, Davidson County
Trans:T20160091746 DEEDWARR
Recvd: 10/18/16 11:01 2 pgs
Fees:13.00 Taxes:580.90
20161018-0109881

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $157,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 17th DAY OF October, 2016.

Notary Public

MY COMMISSION EXPIRES: 9/20/17
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
George Bell	Franklin American Mtg.	
(NAME)	(NAME)	172-12-D/512.00-CO
8045 Bienville Drive #4	6100 Tower Circle #600	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Franklin, TN 37067	
(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, I, **LISA MOORE, AN UNMARRIED WOMAN**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **GEORGE BELL, A SINGLE MAN**, 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:

Land in Davidson County, Tennessee, being Unit Y-4 on the Plan of The Town Center Homes as Lenox Village, Section 3, of record in Instrument No. 20060120-0007914, as corrected in Instrument Nos. 20060221-0020352 and 20060309-0027423, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Lisa Moore, an unmarried woman by deed from Regent Homes, LLC, a Tennessee limited liability company, dated September 29, 2006, of record in Instrument No. 20061002-0121882, Register's Office for Davidson County, Tennessee.

This conveyance is subject to 2016 real property taxes; all matters appearing of record in Instrument No. 20060118-0006550, said Register's Office; Master Deed and Bylaws of record in Instrument Nos. 20020315-0032825, 20060120-0007913, 20021315-0032826, 20060120-0007914, 20060221-0020352, 20060309-0027423, 20031212-0178492, 20050119-0006853, 20050324-0032209, 20070830-0104306, 20070103-0001284, 20080326-0030439, and 20080326-0030449, said Register's Office; Easements of record in Instrument Nos. 20051221-0152802 and 20030828-0125180, said Register's Office; and Charter of record in Instrument No. 20031016-0153550, said Register's Office.

unimproved
This is improved x property, known as 8045 Bienville Drive #4, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal 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.

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.

Witness my hand this 17 day of October, 2016

Lisa M. Moore

LISA MOORE

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Lisa Moore, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 17 day of October, 2016.

Commission expires:

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR 7, 2017

Notary Public

Mail to:

Vunderpool and Pearman
256 Seaboard Lane G-104
Franklin, TN 37067
(615) 771-9800