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

16-0384

BILL GARRETT, Davidson County
Trans:T20160098263 DEEDWARR
Recvd: 11/07/16 09:46 2 pgs
Fees:13.00 Taxes:1216.93
20161107-0117499

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is 328,900.00

Affiant

Subscribed and sworn to before me, this 24th day of August, 2016.

Notary Public

My commission expires: 2/6/18

KIRK HUNNICUTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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:
David Jensen **Alicia D. Vandiver**	Loandepot.com, LLC	**07216024900**
2300 Porter Road	26642 Towne Centre Dr.	
Nashville, TN 37206	Foothill Ranch, CA 92610	

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., a single man

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

David Jensen and Alicia D. Vandiver, husband and wife

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 Lot No. 25 of the Map of Dugger Heights, of record in Book 1424, page 102, described as follows:

Beginning at a point in the south margin of Porter Road at the common corner of Lots No. 25 and 26; thence along said road Westerly 69.35 feet to a concrete monument; thence around a curve with a radius of 20 feet, a distance of 31.42 feet to a concrete monument in the East margin of Corder Drive; thence along said drive, south 180.11 feet to a concrete monument at the corner of Lots No. 24 and 25; thence easterly with the line between said lots 94.52 feet to the corner of Lots No. 25 and 26; thence North along the line between said lots, 200 feet to the beginning.

Being the same property conveyed to Robert N. Moore, Jr., a single man, from Richard Benoit, unmarried, by Warranty Deed dated August 28, 2015 of record in Instrument No. 20150908-0090834, Register's Office for Davidson County, Tennessee.

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 2300 Porter Road, 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 24th day of August, 2016.

Robert N. Moore, Jr.

STATE OF TENNESSEE

COUNTY OF Williamson

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 24th day of August, 2016.

COUNTY OF DAVIDSON
MARK B. LEEDOM
STATE OF TENNESSEE NOTARY PUBLIC

Notary Public
My Commission Expires: 9/11/17