WARRANTY DEED

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 01-24-2017

File# 11472

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $97,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of November, 2016

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

Return to:

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3325 Aspen Grove Drive, Suite 104, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
ADS of South Florida, LLC	NEW OWNER	05014020600
(NAME)	(NAME)	
Po Box 120726		
(ADDRESS)	(ADDRESS)	
Nashville TN 37212		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Vernell X. Moore,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **ADS of South Florida, LLC,** 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:

Lot 279, on the Plan of Parkwood Estates, Section Two, as shown on plat of record in Plat Book 3300, Page 5, in the Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more particular description of said property.

Being the same property conveyed to Vernell X. Moore, by deed of record in Instrument No. 20040120-0007588 , Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☑ property, known as 3209 Sennadale Drive, Nashville, TN 37207
(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.

BILL GARRETT, Davidson County
Trans:T20160100001 DEEDWARR
Recvd: 11/14/16 09:48 2 pgs
Fees:13.00 Taxes:360.75
20161114-0119488

Witness my/our hands this 8th day of November, 2016.

Vernell X. Moore

Vernell X. Moore

State of Tennessee
County of Williamson

Personally appeared before me Vernell X. Moore, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 8th day of November, 2016.

Notary Public
My Commission Expires:

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