WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20170036800 DEEDWARR
Recvd: 05/02/17 09:24 2 pgs
Fees: 13.00 Taxes: 610.50
20170502-0042878

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, ~~WHICHEVER~~ IS GREATER, FOR THIS TRANSFER IS $165,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, ~~THIS THE~~ 28th DAY OF APRIL, 2017.

Notary Public

MY COMMISSION EXPIRES: 03-08-2021

(AFFIX SEAL)

PAUL HINMAN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 03-08-2021

W-CL-17-8906

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Cheryl Lynn Moon	new owner	
(NAME)	(NAME)	**168-124.00**
8906 Hester Beasley Road		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JUDY URSERY, AN UNMARRIED WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CHERYL LYNN MOON,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

A parcel of land in the 9th Civil District of Davidson County on the Hester and Beasley Road and being a portion of a 103-acre tract as described in deed of record in Book 2247, Page 621, Register's Office for said County and described according to a survey made by S. H. Hutchison, July 4, 1957, as follows:

Beginning at a stake, the Southeasterly corner of a 4-acre tract owned by Mrs. Taylor, formerly owned by Enoch Ursery; thence with said 4-acre tract North 40 degrees West 25.5 poles to a stake in Hester and Beasley Road with light pole as pointer; thence with Southerly margin of said Road as follows: North 49 degrees East 22 poles to a stake with persimmon pointer, North 37 degrees 30' East 3.5 poles to stake with Hickory pointer; thence leaving Road going South 68 degrees East 14.75 poles to a double red oak; thence South 47 degrees 30' West 7.2 poles to a hickory with a persimmon and two sassafras pointers; thence South 40 degrees East 13.5 poles to a stake; thence South 50 degrees West 25.5 poles to the beginning and containing 4.25 acres, being the same, more or less.

Being the same property conveyed to Roy Ursery by Warranty Deed from Anna Marie Ursery recorded March 1, 1977 in Book 5119, Page 518, Register's Office for Davidson County, Tennessee. Roy Ursery died on November 11, 2007, leaving Judy Ursery as his sole heir as stated in Affidavit of Heirship of record in Instrument No. 20080215-0015296, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- Property taxes for the year 2017 and subsequent years.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **8906 Hester Beasley Road, Nashville, Tennessee 37221**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 28th DAY OF APRIL, 2017.

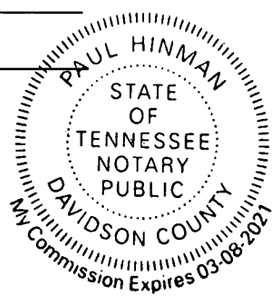
Judy Ursery

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 28th of April, 2017.

Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212