6

WARRANTY DEED

THERESA L. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $26,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF JULY, 2017.

Notary Public

MY COMMISSION EXPIRES: 11/5/18
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Boulevard, Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Tiffany Bankett and Terrance Bankett	Tiffany Bankett and Terrance Bankett	03200007800
(NAME)	(NAME)	
105 Rachel Ann Court	105 Rachel Ann Court	
(ADDRESS)	(ADDRESS)	
Whites Creek, TN 37189	Whites Creek, TN 37189	
(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, **Margie N. Moore, Trustee U/A/D May 5,1993,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Tiffany Bankett and Terrance Bankett, wife and husband,** 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 the 10th Civil District of Davidson County, Tennessee, being Lot No. 3 on the Plan of Brick Church Valley Subdivision, Section One, as of record in Book 3700, Page 139 as amended in Book 4175, Page 88, Register's Office for Davidson County, Tennessee.

Said Lot No. 3 fronts 125 feet on the easterly side of Brick Church Pike and extends back 444 feet on the northerly line and 417.6 feet on the southerly line, to a line in the rear, on which it measures 127.8 feet.

Being the same property conveyed to LaVerge J. Moore, being one and the same as LaVerne J. Moore and wife, Margie N. Moore by deed dated November 16, 1971 from James C. Stewart and Pauline S. Stewart of record in Book 4568, Page 225, Register's Office for Davidson County, Tennessee.

Being further conveyed to LaVerne J. Moore and wife, Margie N. Moore, Trustees U/A/D May 5, 1993, by Quitclaim Deed from LaVerne J. Moore and wife, Margie N. Moore individually, in Book 8924, Page 24, Register's Office for Davidson County, Tennessee. The said LaVerne J. Moore died on November 24, 2009.

unimproved ☑

This is improved ☐ property, known as 4251 Brick Church Pike, Nashville, TN 37189
(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:T20170059227 DEEDWARR
Recvd: 07/11/17 12:18 2 pgs
Fees:13.00 Taxes:96.20
20170711-0069673

Witness my/our hands this 7th day of July, 2017.

Margie N. Moore, Trustee
Margie N. Moore, Trustee U/A/D May 5,1993

State of Tennessee
County of Davidson

On this 7th day of July, 2017, before me, a Notary Public, within and for the State and County aforesaid, personally appeared Margie N. Moore, Trustee U/A/D May 5,1993, the within named bargainor with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument and that she executed the within instrument for the purposes therein contained as her free act and deed.

Witness my hand and official seal this 7th day of July, 2017.

Theresa L. Smith
Notary Public
My Commission Expires:

THERESA L. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

File No.: 17-Bankett