Bill Garrett Davidson County
Batch# 3951 DEEDWARR
09/25/2017 08:47:21 AM 2 pgs
Fees: $13.00 Taxes: $1,267.25
20170925-0097686

(1)

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $342,500.00. Affiant Subscribed and sworn to before me, this the 20th day of September, 2017. Notary Public My commission expires: 01/17/21

NATHAN L. POWERS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Haynes Brother	New owner	
2306 Oak Court		083-07-0-327.00
Nashville, TN 37206		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **REMICK F. MOORE, MARRIED***, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **HAYNES K. BROTHER**, Grunmarried Man, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 9 on the Plan of Eastland Oaks, Section 2 of record in Plat Book 4860, Page 9, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Charles R. Guzman and wife, Suzanne B. Reid by Warranty deed from James S. Sweeney, Sr. and wife, Rita E. Sweeney of record in Book 11064, page 201, Register's Office for Davidson County, Tennessee, dated August 06, 1998 and recorded on August 13, 1998.

Being the same property conveyed to Charles R. Guzman by Quitclaim deed from Suzanne B. Reid of record in Instrument No. 20011015-0112017 Register's Office for Davidson County, Tennessee, dated January 06, 2000 and recorded on October 15, 2001.

Being the same property conveyed to Federal National Mortgage Association by Trustee's deed from Shellie Wallace, Successor Trustee of record in Instrument No. 20090715-0066043 Register's Office for Davidson County, Tennessee, dated July 10, 2009 and recorded on July 15, 2009.

Being the same property conveyed to Abraham Arreola by Special Warranty deed from Fannie Mae a/k/a Federal National Mortgage Association of record in Instrument No. 20101020-0083866 Register's Office for Davidson County, Tennessee, dated October 18, 2010 and recorded on October 20, 2010.

Being the same property conveyed to Remick F. Moore, an unmarried man by Warranty deed from Abraham Arreola, a married man of record in Instrument No. 20130910-0095391 Register's Office for Davidson County, Tennessee, dated September 06, 2013 and recorded on September 10, 2013.

Being the same property conveyed to Steve F. Moore by Quitclaim deed from Remick F. Moore of record in Instrument No. 20131202-0122392 Register's Office for Davidson County, Tennessee, dated November 26, 2013 and recorded on December 02, 2013.

Being the same property conveyed to Remick R. Moore by Quitclaim deed from Steve F. Moore of record in Instrument No. 20140530-0046812 Register's Office for Davidson County, Tennessee, dated May 30, 2014 and recorded on May 30, 2014.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

*Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower, or other marital rights or interests.

This is improved property known as 2306 Oak Court, 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 GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 20th day of September, 2017.

Remick F. Moore

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and seal this 20th day of September, 2017.

Notary Public

My Commission Expires:

STEVEN T. MORRIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-3-2021