WARRANTY DEED

Bill Garrett Davidson County
Batch# 48357 **DEEDWARR**
01/17/2018 01:41:47 PM 2 pgs
Fees: $13.00 Taxes: $62.90

20180117-0004842

LAURA MITCHELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Y-R-17-444

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $17,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF JANUARY, 2018.

Notary Public

MY COMMISSION EXPIRES: 3/6/18
(AFFIX SEAL)

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)
Rosalind Inyang	**New Owner**	
(NAME)	(NAME)	
83-15 Lefferts Blvd., Apt 4D		**150-05-0-052.00**
(ADDRESS)	(ADDRESS)	
Kew Gardens, NY 11415		
(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, **MARGARET K. MOORE, A WIDOW,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ROSALIND INYANG, UNMARRIED,** 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:

Land in Davidson County, Tennessee, being Lot No. 210 on the Plan of Section II, Cherry Hills of record in Plat Book 3700, Page 143, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property. Said lot fronts 86.66 feet on the East side of Owendale Drive as measured with a slight curve, and runs back 147.5 feet on the South line and 146 feet on the North line, to a dead line in the rear on which it measures 72.10 feet.

Being the same property conveyed to Margaret K. Moore, a widow by Warranty deed from James R. Haley and wife, Tavye P. Haley of record in Book 4997, page 533, Register's Office for Davidson County, Tennessee, dated February 14, 1976 and recorded on February 18, 1976.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 3700, Page 143, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 4178, Page 786, in the Register's Office for Davidson County, Tennessee.
- Property Standards Order to Repair Structure of record in Instrument Number 20160812-0084375, in the Register's Office for Davidson County, Tennessee.
- Property Standards Order for Demolition or Removal of Structure of record in Instrument Number 20170509-0045842, in the Register's Office for Davidson County, Tennessee.

- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **444 Owendale Dr, Antioch, Tennessee 37013**.

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 10th DAY OF JANUARY, 2018.

Margaret K. Moore

Margaret K. Moore

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARGARET K. MOORE, 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 10th of January, 2018.

Notary Public
My Commission Expires: 3/6/18
(SEAL)



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