Bill Garrett Davidson County
Batch# 55877 DEEDWARR
02/06/2018 11:28:30 AM 3 pgs
Fees: $18.00 Taxes: $592.00
20180206-0011965

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Sumner

The actual consideration or value, whichever is greater, for this transfer is $160,000.00

Affiant

Subscribed and sworn to before me, this 6th day of February, 2018.

Notary Public

My commission expires: OCT 2 0 2020

KRISTEN M. TRAINI Notary Public At Large SUMNER COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
1517 HUNT CLUB BLVD SUITE 200
GALLATIN, TN 37066

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Gary Lee Hill	**NEW OWNER**	**04214008600**
109 Head Drive		
Madison, TN 37115		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Martha H Moore, single and Linda Moore Maggart, married and Steve Moore, single

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Gary Lee Hill

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 Davidson County, Tennessee, being a part of a tract marked "Future Development" on the Plan of Head's Addition, as of record in Book 1835, page 100, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Beginning at an iron pin in the easterly margin of a Private Road that leads into Old Hickory Boulevard (Halls Lane Section), at a point which is 2° 45' West 541.8 feet of the South margin of said Boulevard; thence with the East margin of said Private Road South 2° 45' West 150 feet to an iron pin; thence South 87° 15' East 150 feet to an iron pin located in the rear line of Lot No. 5; thence along the rear line of Lot No. 5 and Lot No. 4 North 2° 45' East 150 feet to an iron pin in the rear line of Lot No. 4; thence North 87° 15' West 150 feet, to the point of beginning.

Being the same property conveyed to Sarah Ruth Head, by Warranty Deed from Bennie Cullom Head and wife, Prudie May Head, dated September 3, 1953, of record in Book 2195, page 351, Register's Office for Davidson County, Tennessee. Sarah Ruth Head aka Sarah Ruth Martin died on or about October 29, 2017 and by her Last Will and Testament, as probated in the Probate Court for Davidson County, Tennessee, Docket No. 17P-2048, devised subject property to Martha H. Moore, Linda Moore Maggart and Steve Moore, the grantors herein. Subject property was never primary residence for grantors and/or spouse.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

All matters as shown on the plat of record in Plat Book 1835, page 100, Register's Office for Davidson County, TN, including any and all revisions, corrections and/or amendments thereto of record.

Easements of record in Book 5594, page 599, said Register's Office.

This is improved (__X__) unimproved (_____) property known as 109 Head Drive, Madison, TN 37115.

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 in 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.

Martha H. Moore Date: 2/05/2018
Martha H Moore

Linda Moore Maggart Date: 2/5/18
Linda Moore Maggart

Steve Moore by Linda Moore Maggart as attorney in fact Date: 2/5/18
Steve Moore by Linda Moore Maggart as attorney in fact

STATE OF TN

COUNTY OF SUMNER

Personally appeared before me, a Notary Public of said County and State, Martha H Moore, Linda Moore Maggart, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 5th day of February, 2018.

DEBRA PAULSSON
TENNESSEE NOTARY PUBLIC My Comm Exp. November 30, 2020
COUNTY OF SUMNER

Debra Paulsson
NOTARY PUBLIC

My Commission Expires: 11-30-2020

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Linda Moore Maggart, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that s/he is the Attorney-in-Fact of Steve Moore, and is authorized by her to execute this instrument on her behalf by virtue of a Specific Durable Power of Attorney recorded in Book __201802060011964_____, in said Register's Office.

Witness my hand and official seal at office, this 5th day of February 2018

DEBRA PAULSSON
TENNESSEE NOTARY PUBLIC My Comm Exp. November 30, 2020
COUNTY OF SUMNER

Debra Paulsson
Notary Public

My Commission Expires: 11-30-2020

True Copy Certification

I, KRISTEN TRAINI, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TENNESSEE
County of SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11-30-2020
Notary's Seal (if on paper)

