Bill Garrett Davidson County
Batch# 111851 DEEDWARR
07/02/2018 04:15:30 PM 3 pgs
Fees: $18.00 Taxes: $814.00
20180702-0064184

# WARRANTY DEED

GIB VAN DER HEYDEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $220,000.00

Yolanda Tolbert
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, ~~THIS THE~~ 29th ~~DAY~~ OF June, 2018.

Notary Public

MY COMMISSION EXPIRES: 3·10·19
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Bell Law Settlement Services, LLC 3102 West End Ave Suite 400, Nashville TN 37203

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBER |
|---|---|---|
| Yolanda Tolbert | Synovus Mortgage Corp | 05014016700 |
| (NAME) | (NAME) | |
| 3204 Leswood Lane | 800 Shades Creek Parkway MS101 | |
| (ADDRESS) | (ADDRESS) | |
| Nashville TN 37207 | Birmingham, AL 35209 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF ONE DOLLAR, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, THAT **Milton L. Moore and wife, Starr B. Moore,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Yolanda Tolbert, An Unmarried Woman**, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 307 on the Plan of Parkwood Estates, Section 2, of record in Book 3300, Page 5, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Milton L. Moore and wife, Starr B. Moore, by Warranty Deed from Trustees of the Sherrel Presson and Joyce S. Presson Joint Trust Agreement dated October 9, 1997, recorded on October 04, 2005, of record in Instrument No. 20051004-0119607, Register's Office for Davidson County, Tennessee.

This is improved property known as 3204 Leswood Lane, Nashville, TN 37207.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations

This is: Improved property, known as 3204 Leswood Lane Nashville TN 37207
(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 Witness our hands 06/29/18.

Milton L. Moore

Starr B. Moore

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared, Milton L. Moore and Starr B. Moore with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on 06/29/18.

Notary Public

My Commission Expires:



# 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)

