# WARRANTY DEED

File #18385

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $312,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7TH DAY OF AUGUST, 2018.

Notary Public

MY COMMISSION EXPIRES: 11/5/2019
(AFFIX SEAL)

COUNTY OF SUMNER
STATE OF TENNESSEE NOTARY PUBLIC
CONNIE TAYLOR

**THIS INSTRUMENT WAS PREPARED BY**
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Sondra Renee Nottingham | New Owner | 07307009900- |
| (NAME) | (NAME) | |
| 2421 Kimberly Dr | | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37214 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND 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 ACKNOWLEDGED, WE, **Freddy A. Moore and Melanie B. Moore, husband and wife,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Sondra Renee Nottingham and Christopher E. Kelley, both unmarried,** _____, HEREINAFTER CALLED THE GRANTEE, 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. 332 on the Plan of Sunset View Section Six of record in Plat Book 2900, Page 54 & 55, Register's Office for said County, to which reference is made for a more complete description.

Said Lot No. 332 fronts 110 feet on the southerly side of Kimberly Road extends back 206.5 feet on the westerly line and 218.5 feet on the easterly line to broken line measuring a total of 132.85 feet thereon.

Being the same property conveyed to Freddy A. Moore married Melanie B. Moore married by Warranty Deed from Joe C. Rucker, Jr. and wife Wanda Rucker dated October 15th 1999 and recorded October 20th 1999 of record in Book 11710, Page 185 in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to the current year's property taxes which have been prorated, 2018 subsequent years taxes are assumed by the Grantees, including Rollback taxes, if any, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Bill Garrett Davidson County
Batch# 132501 DEEDWARR
08/24/2018 09:07:30 AM 3 pgs
Fees: $18.00 Taxes: $1,154.40
20180824-0083959

unimproved ☐
This is improved ☒ property, known as 2421 Kimberly Dr, Nashville, TN 37214

(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 my hand this 7th day of August, 2018.

Freddy A Moore

Freddy A. Moore

Melanie B. Moore

Melanie B. Moore

**STATE OF TENNESSEE**
**COUNTY OF Davidson**

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Freddy A. Moore and Melanie B. Moore, the bargainor(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 and official seal this 7th day of August, 2018.

Notary Public

My Commission Expires: 05/06/2019

WILLIAM D. GUILLEMIN, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

RETURN RECORDED DOCUMENTS TO:

Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

# True Copy Certification

I, Connie Taylor, 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 Davidson

Personally appeared before me, Greg Fairbetter, a notary public for this county and state, Connie Taylor 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: 11/08/2021

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 8, 2021

Broker Title & Escrow, LLC
1404 17th Ave S
Nashville, TN 37212