THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203
P18-25513

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 12,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE10th DAY OF JANUARY, 2019.

Notary Public

MY COMMISSION EXPIRES: 1-6-20

(AFFIX SEAL)

Karen Y Johnson Davidson County
Batch# 182836 **DEEDWARR**
01/11/2019 10:07:05 AM 2 pgs
Fees: $13.00 Taxes: $44.40

20190111-0003056

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kristin Andrews	owner	MAP 054-14-0
1321 Pawnee Trail		PARCELS 013.00 & 014.00 & 015.00
Madison, TN 37115		
(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, I, **Sandy Moore, Jr., married**

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kristin Andrews**

HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land situated in Davidson County, Tennessee and being more particularly described as follows:

Being Lots No. 16A, 17A and 18A in the unrecorded plan or map of Nawakwa Hills, Riverfront Section, according to a survey and plan or map made by Edwell Anderson, Surveyor of Madison, Tennessee, in August 1945, and being a subdivision of the northeasterly part of a 29.79 acre tract out of the original plan of Nawakwa Hills, in the Eleventh Civil District of Davidson County, Tennessee, to which unrecorded plan or map reference is here made for as complete description as if fully copied here in.

Said Lots Nos. 16A, 17A and 18A adjoin and front 50 feet each on the northeasterly margin of Pewnee Trail Extended and extend back easterly 200 feet to a dead line and measure 50 feet each thereon.

Being the same property conveyed to Sandy Moore by County Court Clerk's deed from The Estate of L.M. Warren, Deceased of record in Book 2593, page 593, Register's Office for Davidson County, Tennessee, dated 10/10/1956 and recorded on 10/12/1956. The said Sandy Moore was also known as Sandy Moore, Sr. The said Sandy Moore, Sr. has since died (January 1964) and was survived by his heirs-at-law: his wife, Mary Virginia Mayo Moore, and his son, Sandy Moore, Jr. The said Mary Virginia Mayo Moore has also since died (May 1977) leaving Sandy Moore Jr, as her sole heir-at-law. Reference is made to an Affidavit of Heirship recorded simultaneously herewith as Instrument 20190111-0003055.

This is vacant land and is not now and has never been the residence of the Grantor and is not a marital asset.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by 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 governmental and zoning regulations.

This is UNIMPROVED property known as **0 Pawnee Trail; 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 GRANTEE, her heirs and assigns forever; and we do covenant with the said GRANTEE 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, her 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 the 10th day of January, 2019.

Sandy Moore, Jr.

Sandy Moore, Jr.

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 **Sandy Moore, Jr.** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 10th day of January, 2019.

My Commission expires: 1-6-20

Notary Public