Karen Johnson Davidson County
Batch# 225468 DEEDWARR
05/03/2019 10:16:21 AM 2 pgs
Fees: $13.00 Taxes: $1,332.00
20190503-0041518

WARRANTY DEED

April G. Nichols State of Tennessee Notary Public Williamson County

2019-1394

State of Tennessee

County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $360,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 13th day of April, 2019.

(Affix Seal) Notary Public

My Commission Expires: 6.30.2019

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ANCHOR TITLE, LLC
6970 Moores Lane,
Brentwood, TN 37027

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Lamar D. Moore 128 Hartman Crossing Drive Lebanon, TN 37087	NEW OWNER	061.15-0-404.00

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, I/we, **Latdavone Word**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Lamar D. Moore**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

A certain parcel of land located in Davidson County, State of Tennessee, and being further described as follows:

Being Lot No. 48B of the resubdivision of Lot 48, Maplewood Home Tract, according to plat of record in Instrument No. 201202100071586; a resubdivision of Book 421, Page 174, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being part of the same property conveyed to Latdavonte Word by Quitclaim Deed from Vankham and Chansouk Kamphouthasak, a married couple, dated November 10, 2010 and recorded November 19, 2010 in Instrument No. 20101119-0092553, said Register's Office.

Also being part of the same property previously conveyed to Vankham et ux, Chansouk Kamphouthasak, by Warranty Deed from Sam M. Lowery, a widower, dated July 15, 1988 and recorded July 20, 1988 in Book 7603, Page 839, said Register's Office.

( ) unimproved
This is (X) improved property know as 3909 Baxter Avenue, Nashville, TN 37216.

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, their heirs and assigns forever; and we, the GRANTORS, 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 that 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, 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 13th day of April, 2019.

Latdavone Word

State of Tennessee
County of Williamson

Personally appeared before me, April G Nichols a Notary Public in and for said County and State, the within named Latdavone Word, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 13th day of April, 2019.

Notary Public,
My Commission Expires: 6-30-2019

