Karen Johnson Davidson County
Batch# 244618 DEEDWARR
06/18/2019 08:19:55 AM 2 pgs
Fees: $13.00 Taxes: $897.25
20190618-0058313

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #19-1214

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **F. David Moore and wife, Elise L. Moore**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Urvashi Lal, a married woman and Vijay L. Lal, a married woman, as joint tenants with the rights of survivorship**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being part of Lot No. 20 on the Plan of C.C. Vernon Farm Subdivision of record in Plat Book 161, Page 164, in the Register's Office for Davidson County, Tennessee, and a part of the same tract shown on the survey made by Earl Drake, dated July 27, 1934.

Beginning at a point in the westerly margin of Orlando Ave. which is 650 feet northwesterly from the northerly margin of Burgis Street, and running westerly 150 feet to a dead line; thence northwardly at a right angle 50 feet; thence eastwardly at a right angle 150 feet to the westerly margin of Orlando Ave., 50 feet to the point of beginning.

Being the same property conveyed to F. David Moore and wife, Elise L. Moore by Warranty deed from Ludean Dorton, a widow, Danny Wade Stovall, married, Shirley L. Stovall, unmarried and Earl Stovall, unmarried of record in Book 11567, page 131, Register's Office for Davidson County, Tennessee, dated June 30, 1999 and recorded on July 9, 1999.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 221 Orlando Avenue, Nashville, TN 37209.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 17th day of June, 2019.

F. David Moore

Elise L. Moore

State of Tennessee)
County of Davidson)

On this 17th day of June, 2019, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named F. David Moore and Elise L. Moore, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 3/8/22

ANGELA Y. POSTON-WILLIAMSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 242,500.00.

Affiant

Sworn and subscribed before me on this the 17th day of June, 2019.

Notary Public

My Commission Expires: 3/8/22

ANGELA Y. POSTON-WILLIAMSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Urvashi Lal 615 Wills Point Drive Allen, TX 75013	Urvashi Lal 615 Wills Point Drive Allen, TX 75013	103-02-0-048.00CO