BILL GARRETT, Davidson County
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Fees:17.00 Taxes:0.00
20140116-0004377

| THIS DOCUMENT PREPARED BY<br><br>JEFFREY MOBLEY<br>Howard Mobley Hayes & Gontarek, PLLC<br>2319 Crestmoor Road<br>Nashville, Tennessee 37215<br>(615) 627-4444 | **This transfer is exempt from real estate transfer tax pursuant to T.C.A. §67-4-409(a)(3)(F).** |
|---|---|

| Address of new owners: | Send Tax Bills to: | Map-Parcel Numbers |
|---|---|---|
| Eleanor Pauline Moore & Patricia Paulette White, Trustees<br>336 Dennywood Drive<br>Nashville, Tennessee 37214 | SAME | 084 11 0 081.00 |

## WARRANTY DEED

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Eleanor Pauline Moore, hereinafter called the Grantor, for the purpose of transferring the Grantor's entire ownership interest in the subject real property to a revocable inter-vivos (living) trust established by the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Eleanor Pauline Moore and/or Patricia Paulette White, Trustees of The Eleanor Pauline Moore Living Trust, established by the Revocable Trust Agreement of Eleanor Pauline Moore dated December 27, 2013**, as amended from time to time, and to their successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantees, and the Grantees' successors, heirs and assigns, all of the Grantor's

right, title and interest in and to real property in the State of Tennessee more particularly described on Exhibit A attached hereto and incorporated herein by reference.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is subject to the following:

1. Current year's State and County taxes, which have been assumed by the Grantees.

2. Any matters of record.

**TO HAVE AND TO HOLD** the said real property herein conveyed, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees, the Grantees' successors, heirs and assigns, forever; and the Grantor does covenant with the said Grantees that the Grantor is lawfully seized and possessed of said real property, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and the Grantor does further covenant and bind the Grantor, the Grantor's heirs, assigns and representatives, to warrant and forever defend the title to the said real property to the said Grantees, the Grantees' successors, heirs and assigns, against the lawful claims of all persons whomsoever.

**WITNESS** my hand this 27th day of December, 2013.

Eleanor Pauline Moore

**Eleanor Pauline Moore**

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Eleanor Pauline Moore, with whom I am personally acquainted, and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand at office this 27th day of December, 2013.

My Commission Expires: _____

JEFFREY MOBLEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES:
March 3, 2015

Notary Public

## EXHIBIT A

### Legal Description

Land lying in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 97 on the Plan of Section II, Castlewood Estates, as of record in Book 2331, page 91, Register's Office for said County.

Said Lot No. 97 fronts 110.4 feet on the west side of Dennywood Drive and runs back 336.2 feet on the north line and 309.5 feet on the south line, to a dead line on which it measures 45 feet.

Being the same property conveyed to Carroll O. Moore and wife, Pauline L. Moore, by deed from Sara J. Stem, of record in Book 2909, page 185, Register's Office for Davidson County, Tennessee.

EASEMENT:
The above described tract of land is served by a twenty foot permanent easement for sanitary sewers and/or storm drainage, which is described as follow:

A 20 foot permanent easement across a portion of Lot 97 of the Maplecrest Subdivision, Section 2, as of record in Book 1835, Page 28, R.O.D.C., Tennessee; the centerline of said easement being more particularly described as follows:

Beginning at a point in the southwesterly line of the Carroll O. Moore, et ux property, said point being northwestwardly 184 feet, more or less, from the southeasterly corner of the aforesaid property; thence northeastwardly 68 feet, more or less, to point in the northeasterly line of the aforesaid property, said point being northwestwardly 175 feet, more or less, from the northeasterly corner of the aforesaid property.

A 10 foot temporary construction easement southeast of and adjacent to the aforedescribed permanent easement. Said temporary construction easement to be abandoned upon completion of construction.

Being part of the same property conveyed to Carroll O. Moore, et ux, the deed for which is of record in Book 2909, Page 185, R.O.D.C., Tennessee.

Eleanor Pauline Moore and Pauline L. Moore are one and the same person.

Carroll O. Moore died on June 1, 1993.

This is improved property known as 336 Dennywood Drive, Nashville, Tennessee, 37214.