Warranty Deed

BILL GARRETT, Davidson County Trans:T20140003552 DEEDWARR Recvd: 01/16/14 10:19 2 pgs Fees:13.00 Taxes:1572.50 20140116-0004433	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $425,000.00. Affiant Subscribed and sworn to before me, this the 13th day of January, 2014. Notary Public My commission expires: 10/18/16

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Eric Newell	Pinnacle Bank	
1810 Beech Ave.	150 3rd Avenue, Suite 900	105-10-0-026.00
Nashville, TN 37203	Nashville, TN 37201	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **MICHAEL S. MOORE AND KIMBERLY A. FINNELL NKA KIMBERLY A. MOORE, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ERIC C. NEWELL AND WIFE, SARA COHAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 the Southerly 62 1/2 feet of the Northerly 325 feet of Lot No. 5 on the Plan of Waverly Place of record in Plat Book 57, Page 95, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Kimberly A. Finnell NKA Kimberly A. Moore and Michael S. Moore, as tenants in common with rights of survivorship by Deed from BancorpSouth Bank of record at Instrument No. 20090217-0013172, Register's Office for Davidson County, Tennessee, dated February 13, 2009 and recorded on February 17, 2009.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 1810 Beech Ave., Nashville, TN 37203.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and

forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 13th day of January, 2014.

Kimberly A. Finnell NKA
Kimberly A. Moore

Michael S. Moore

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Kimberly A. Finnell NKA Kimberly A. Moore and Michael S. Moore, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 13th day of January, 2014.

Notary Public

My Commission Expires:

ANGIE L. LAWLESS
STATE OF TENNESSEE
NOTARY PUBLIC
EXP. SEPT. 9, 2014
DAVIDSON COUNTY