PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys at Law
104 Woodmont Blvd., Suite 100
Nashville, Tennessee 37205
Phone (615) 298-3312 - Fax 292-8746

BILL GARRETT, Davidson County
Trans:T20140007687 DEEDWARR
Recvd: 02/03/14 12:57 3 pgs
Fees:18.00 Taxes:555.00
20140203-0009384

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref: Title No: 53128

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Garafola Properties, LLC P.O. Box 60483 Nashville, TN 37206	New Owner

TAX MAP-PARCEL NUMBERS: 08310030700

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$150,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, Amy Estes Moore, married, hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto Garafola Properties, LLC 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 Lot No. 55 on the Plan of "Lockeland", a Subdivision of the Chadwell Home Place in East Nashville, of record in Book 57, page 135, Register's Office for said County, reference to which is hereby made for a more complete description.

Being the same property conveyed to Willie Sisco and wife, Mary Sisco by Warranty Deed from Mary Jarman, dated May 31, 1974, recorded on June 13, 1974, in Book 4824, page 490, Register's Office for Davidson County, Tennessee. The said Willie Sisco and Mary Sisco have since died, with Mary Sisco predeceasing Willie Sisco. By Affidavit of Inheritance of record in Instrument No. 20120403-0028015, said Register's Office, Reba Sisco, Judy Sisco Cox, Billy Joe Estes and Amy Estes, established their interest in subject property. By Quitclaim Deeds of record in Instrument No. 20120403-0028016, Instrument No. 20120403-0028017, and Instrument No. 20120403-0028018, subject property was conveyed to Amy Estes. The said Amy Estes is now known as Amy Estes Moore.

Matthew Lee Moore, husband of Amy Estes Moore, hereby joins in the execution of this instrument to convey his marital interest, if any, in subject property.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2104, and subsequent years; The Plan, with Owner's Certificate, of record in Book 57 Page 135, said Register's Office.

This instrument is executed on behalf of Matthew Lee Moore by Amy Estes Moore pursuant to a Power of Attorney executed by her/him/them on the 10thday of December, 2013, of record in Instrument No. 20140203-0009383, Register's Office for Davidson, County, Tennessee. The affidavit of said Attorney in Fact is attached as "Exhibit A' to this instrument and incorporated herein by reference

This is improved property, known as: 1717 Woodland Street, Nashville, Tennessee 37206

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 COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a 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.

WITNESS THE EXECUTION HEREOF this 28th day of January, 2014.

Amy Estes Moore

Matthew Lee Moore
By: Amy Estes Moore, Attorney in Fact

State of TENNESSEE
County of DAVIDSON

On this 28th day of January, 2014, before me the undersigned authority, personally appeared **Amy Estes Moore**, 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.

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 04-24-2017

My Commission Expires: _____

Notary

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $150,000.00

Affiant

Sworn and subscribed before me this 28th day of January, 2014

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

My Commission Expires: 10/18/16

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 , **Amy Estes Moore** with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of Matthew Lee Moore, as Attorney-in-Fact, as the free act and deed of the said Principal(s).

Witness my hand and official seal at Nashville, Tennessee, this 28th day of January, 2014

DIANE K. MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 01-24-2017

Diane K. Mann
Notary Public

My Commission Expires:_____

EXHIBIT "A"
To
Warranty Deed

FROM: Matthew Lee Moore and wife, Amy Estes Moore

TO: Shelby Street Partners

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as attorney-in-fact for the principal(s) thereon shown.

2. That this execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. Pursuant to the provisions of *Tennessee Code Annotated,* Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by a principal's death, disability, or incapacity.

Further the Affiant Saith not.

Amy E. Moore
Amy Estes Moore, Affiant

Sworn to and subscribed before me this

28th day of January, 2014

Diane K. Mann
Notary Public

My Commission Expires:_____

DIANE K. MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 01-24-2017