WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20140011297 DEEDWARR
Recvd: 02/18/14 12:49 2 pgs
Fees: 13.00 Taxes: 1039.70
20140218-0013809

CHAD I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-21-2016

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS,
$281,000.00

Pam S Houser
Affiant

Subscribed and sworn to before me this 13 day of February, 2014

Notary Public
My Commission expires: _____
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Catheryne G. Clouse	Same	105-07-0-504.00
540C Moore		
Nashville, TN 37203	,	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Keith M. Moorman, unmarried,** hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Catheryne G. Closue, a single woman,** their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 1 on the plan of Moore Lands-Resubdivision of Lot 11, of record in Instrument Number 20070205-0014818, Register's Office for DAvidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being part of the same property conveyed to *K.M. Moorman and Lane Summers Moorman, husband and wife, by deed from Eric Arnold and Tracy Arnold, husband and wife, on December 19, 2006, of record in Instrument Number 20061221-0157508, Register's Office for Davidson County, Tennessee. And further conveyed to Keith M. Moorman by Quitclaim Deed from Lane Summers Moorman on August 23, 2012 of record in Instrument Number 20120928-0088716, said Register's Office.

***K.M. Moorman and Keith M. Moorman being one and the same person.**

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to all matters as shown on the Plan of record in Book 20070205-0014818, page , Register's Office Davidson County, Tennessee.
- Master Deed, covenants, conditions, and restrictions as set forth in instrument recorded in Book 137, page 91; and Instrument Number 20130909-0094935, Register's Office for Davidson County, Tennessee.

This is improved property known as: **540C Moore, Nashville, TN 37203**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this February 13, 2014.

Keith M Moorman
Keith M. Moorman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Keith M. Moorman** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this February 13, 2014

My commission expires 7/6/15

Notary Public

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY