WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/03/14 09:21 2 pgs
Fees:13.00 Taxes:444.00
20140303-0017614

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$120,000.00.**

Affiant

Subscribed and sworn to before me this 28th day of February, 2014

Notary Public
My Commission expires: 8/19/14
(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:
Bawer Jamil Tayip	SAME	13314007900
321 Haywood Lane		
Nashville, TN 37211		

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, **Eugene B. Moore and wife, Wilma J. Moore,** hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Bawer Jamil Tayip,** their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being the westerly part of Lot 11 on the Plan of Elysian Park, of record in Book 2331, Page 32, Register's Office for said County describe as follows:

BEGINNING at a point in the southeasterly margin of Trousdale Drive 8 feet southwest from the corner of Lots No. 10 and 11; thence with the margin of said Drive, South 51 deg. 32' west 128 feet to a corner of the Davies Home Place; thence with the Davies line, south 38 deg. 28' east 230 feet to a corner of Lot No. 12; thence with the line between Lots No. 11 and 12 and along the line of lot No. 13, easterly 171 feet to a point which is 13.5 feet west of the corner of Lots No. 10 and 11; thence northwesterly 346 feet to the point of beginning.

Being the same property conveyed to Eugene B. Moore and wife, Wilma J. Moore from Gerald Averbuch and wife, Blossom Averbuch by Warranty Deed on January 31, 1957, of record in Book 2636, Page 461, Register's Office for Davidson County, Tennessee.

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

- Taxes and assessments for the year 2014 and subsequent years, plus any penalties and interest which may accrue.
- Subject to all matters as shown on the Plan of record in Plat Book 2331, Page 32, Register's Office for Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 2435, Page 360, Register's Office for Davidson County, Tennessee.
- Easement of record in Book 5375, Page 392, Register's Office for Davidson County, Tennessee.

This is improved property known as: **459 Elysian Fields Road, Nashville, TN 37211**

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 28, 2014.

Eugene B. Moore

BY: Sandra Aley - Attorney-in-fact
Sandra Aley, Attorney-in-fact

Wilma J. Moore

BY: Sandra Aley - Attorney-in-fact
Sandra Aley, Attorney-in-fact

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee, appeared **Sandra Aley,** with whom I am personally acquainted (or proved to on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the Attorney-in-fact for **Eugene B. Moore and wife, Wilma J. Moore**, the within named bargainor(s), and that he/she as such Attorney-in-fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name **Eugene B. Moore and wife, Wilma J. Moore**, the bargainor(s), by the said **Sandra Aley**, as Attorney-in-Fact.

WITNESS my hand and seal, this 28th day of February, 2014.

NOTARY PUBLIC My Commission Expires: 8/19/14

ANDREW H. MALONEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Hal Wilson, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 1-6-2015

CARL E. DUNPHY II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Carl E. Dunphy II
My Commission Expires
1-6-2016
STATE OF TENNESSEE