BILL GARRETT, Davidson County
Trans:T20140015188 DEEDWARR
Recvd: 03/05/14 14:17 3 pgs
Fees:18.00 Taxes:555.00
20140305-0018641

**Prepared By & Return To:**
Tennessee Title Services, LLC
101 Springhouse Court, Suite 202
Hendersonville, TN 37075
14-0007HV

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 28th day of February, 2014.

Notary Public
Commission Expires: 4/23/2014

ANGELA A. RAMSEY NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY My Commission Expires April 23, 2014

| Address of New Owner | Send Tax Bills To: | Map & Parcel |
|---|---|---|
| Gregory W. Henry<br>4301 Earlene Drive<br>Nashville, TN 37216 | U.S. Bank, N.A.<br>3180 Rider Trail South<br>Earth City, MO 63045 | 061.12-0-050.00 |

# WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

**Wendell D. Moore and Wilma Mays and Hilda Hargis and Helen W. Latch and Wanda R. Langlois, devisees under the Last Will and Testament of Ann W. Moore**

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Gregory W. Henry and wife, Mary Ann Rutherford Henry**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 1, Final Plat, Resubdivision of Lot 1 Jackson Park Addition No. 1 - Section 3 and Lots 33 p/o Lots 34, 35 & 37 on the Map of Resubdivision of Certain Lots in Eastdale Place, said plat of record in Instrument No. 201401300008479, 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 Jesse Harold Moore and wife, Ann W. Moore by Special Warranty Deed from Estate of Homer C. Coss, dated December 8, 2003 and filed for record December 10, 2003 in Instrument No. 20031210-0177289, Register's Office for Davidson County, Tennessee. Jesse Harold Moore having since died November 6, 2011, vesting Ann W. Moore (aka Freida Ann Wells Moore) as surviving tenant by the entirety. Ann W. Moore having died on 12-27-2012; see attached Petition and Order to Probate, and Last Will and Testament filed in docket #13P460, Davidson County Probate Court. Property is devised to Wendell D. Moore, Hilda Hargis, Wilma Mays, Helen W. Latch and Wanda R. Langlois by Will.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 4301 Earlene Drive, Nashville, TN 37216.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we so covenant with the said GRANTEES that 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 28th day of February, 2014.

Wendell D. Moore
Wendell D. Moore

Helen W. Latch
Helen W. Latch

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Wendell D. Moore** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Hendersonville, Tennessee this 28th day of February, 2014.

Angela A. Ramsey
Notary Public
My Commission Expires: 4/23/2014

ANGELA A. RAMSEY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires April 23, 2014

Wilma Mays by Wendell D. Moore
Wilma Mays by Wendell D. Moore,
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Wendell D. Moore** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained, and who further acknowledged that he is the attorney in fact for **Wilma Mays** and that he is authorized by **Wilma Mays** to execute this instrument of her behalf.

Witness my hand and official seal at Hendersonville, Tennessee this 28th day of February, 2014.

Angela A. Ramsey
Notary Public
My Commission Expires: 4/23/2014

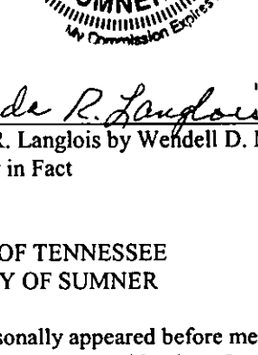
ANGELA A. RAMSEY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires April 23, 2014

Hilda Hargis by Wendell D. Moore attorney in Fact.
Hilda Hargis by Wendell D. Moore,
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Wendell D. Moore** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained, and who further acknowledged that he is the attorney in fact for **Hilda Hargis** and that he is authorized by **Hilda Hargis** to execute this instrument of their behalf.

Witness my hand and official seal at Hendersonville, Tennessee this 28th day of February, 2014.



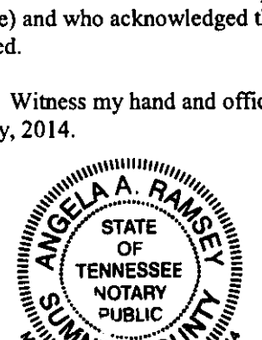

Notary Public
My Commission Expires: 4/23/2014

Wanda R. Langlois by Wendell D. Moore attorney in fact.
Wanda R. Langlois by Wendell D. Moore,
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Wendell D. Moore** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained, and who further acknowledged that he is the attorney in fact for **Wanda R. Langlois** and that he is authorized by **Wanda R. Langlois** to execute this instrument of their behalf.

Witness my hand and official seal at Hendersonville, Tennessee this 28th day of February, 2014.




Notary Public
My Commission Expires: 4/23/2014

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Helen W. Latch** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at NASHVILLE, Tennessee this 28th day of February, 2014.




Notary Public
My Commission Expires: 4/23/2014