THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES WITHOUT COUNSEL OR ADVICE AS TO LEGAL CONSEQUENCES OR TAX RELATED MATTERS. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND TENNESSEE TITLE SERVICES, LLC, SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION, SETTLEMENT, OR LEGAL AND/OR TAX RELATED COUNSEL.

BILL GARRETT, Davidson County
Trans:T20140017549 DEEDWARR
Recvd: 03/14/14 15:15 6 pgs
Fees:33.00 Taxes:14.80
20140314-0021591

Prepared By & Return To:
Tennessee Title Services, LLC
6 Cadillac Drive, Suite 100
Brentwood, TN 37027
14-0007HV

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $4,000.00

Celeste Duke
Affiant

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

SUBSCRIBED AND SWORN TO BEFORE ME THIS 4th day of ~~February~~ March, 2014.

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

Address of New Owner	Send Tax Bills To:	Map & Parcel
Robert Duke 1237 Plymouth Avenue Nashville, TN 37216	OWNER	p/o 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

Robert Duke

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. 2, 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 December 27, 2012; pursuant to 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.

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 28 day of February, 2014.

Wendell D. Moore

Wendell D. Moore

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, devisee under the Last Will and Testament of Ann W. 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

(Notary Seal)

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

Dated this the 6 day of February, 2014.

Helen Latch

Helen Latch

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Helen Latch, devisee under the Last Will and Testament of Ann W. 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 Nashville, Tennessee this 6th day of February, 2014.

Notary Public
My Commission Expires: Dec. 6, 2016 JT

JACOB THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Dated this the 6 day of February, 2014.

Hilda Hargis

Hilda Hargis

STATE OF Oklahoma
COUNTY OF Oklahoma

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Hilda Hargis, devisee under the Last Will and Testament of Ann W. 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 Midwest City, Oklahoma this 6 day of February, 2014.

Notary Public
My Commission Expires: 9-3-2014

JERI HORN
NOTARY PUBLIC
STATE OF OKLAHOMA
IN AND FOR
#10007380
EXP. 09/03/14

Dated this the 10th day of February, 2014.

Wanda Langlois

Wanda Langlois

STATE OF Georgia
COUNTY OF Gwinnett

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Wanda Langlois, devisee under the Last Will and Testament of Ann W. 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 Lauren Hudson, Georgia this 10 day of February, 2014.

Lauren Hudson

Notary Public
My Commission Expires: Oct 11, 2016

LAUREN HUDSON
Notary Public
Gwinnett County
State of Georgia
My Commission Expires Oct 11, 2016

Dated this the 20th day of February, 2014.

Wilma M. Mays
Wilma Mays

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Wilma Mays, devisee under the Last Will and Testament of Ann W. 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 Nashville, Tennessee this 20th day of February, 2014.

Claudia P. Hile
Notary Public
My Commission Expires: Jan 6th, 2015