WARRANTY DEED

G-VRES-14-120

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $225,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF AUGUST, 2014.

Notary Public

MY COMMISSION EXPIRES: 2/24/18 (AFFIX SEAL)

JENNIFER CROWELL NOTARY PUBLIC STATE OF TENNESSEE LEWIS COUNTY

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Elisa Moore and Michael Moore	New Owner	
(NAME)	(NAME)	
1120 Sharpe Avenue		**83-1-353.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **EMILY K. NOURSE, UNMARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **ELISA MOORE AND MICHAEL MOORE, WIFE AND HUSBAND** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 17, MAP OF J.B. HANCOCK'S EAST END ADDITION, as shown on plat of record in Plat Book 57, Page 133, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Emily K. Nourse Connelly, unmarried by Warranty Deed from William H. Connelly, unmarried, recorded on the 27th day of October, 2009 in Instrument No. 20091027-0099185, in the Register's Office of Davidson County, Tennessee.

Emily K. Nourse Connelly is now known as Emily K. Nourse.

This conveyance is subject to:
- County of Davidson taxes for the year 2014 and subsequent years.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of MAP OF J.B. HANCOCK'S EAST END ADDITION, as recorded in Plat Book 57, Page(s) 133.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1120 Sharpe Avenue, 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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. 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.

BILL GARRETT, Davidson County
Trans:T20140065603 DEEDWARR
Recvd: 09/04/14 08:17 2 pgs
Fees:13.00 Taxes:832.50
20140904-0080717

Witness my/our hand(s) this the 26th DAY OF AUGUST, 2014.

Emily K. Nourse

Emily K. Nourse

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, EMILY K. NOURSE, the within named bargainor, 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, this the 26th of August, 2014.

Mary Frances Rudy

Notary Public
My Commission Expires: 3-6-18
(SEAL)

MARY FRANCES RUDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212