Davidson County DEEDWARR
Recvd: 09/17/14 11:39 2 pgs
Fees:13.00 Taxes:148.00
20140917-0085285

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER $40,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 12th DAY OF September, 2014

Notary Public

MY COMMISSION EXPIRES: MAR 0 8 2016

(AFFIX SEAL)

MAXINE J. RUCKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

THIS INSTRUMENT WAS PREPARED BY

LOGOS REALTY CLOSING SERVICES, INC.
CLOSING AND TITLE COMPANY

215 2ND Ave North, Suite 200, Nashville, TN 37201

ADDRESS OF NEW OWNER: AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bobbie Ann Moore	Bobbie Ann Moore	09202010900
(NAME)	(NAME)	
2621, 2623 & 2625 Jefferson St.	3911 Crouch Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	Nashville, TN 37207	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HERINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Thelma Thomas Clanton** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Bobbie Ann Moore, unmarried** HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 30 on the plan of O.H. Menees Subdivision, as of record in Book 57, page 89, Register's Office for said County.

Said Lot No. 30 fronts 50 feet on the southerly side of Jefferson Street and runs back between parallel lines 170 feet to an alley.

Being the same property conveyed to THELMA ELIZABETH THOMAS, by deed from J. W. THOMAS AND WIFE, MARY B. THOMAS, of record in Book 967, page 90, dated January 16, 1935, said Register's Office. THELMA ELIZABETH THOMAS nka THELMA THOMAS CLANTON.

INCLUDED IN THE ABOVE BUT EXCLUDED THEREFROM IS THAT PORTION THEREOF DESCRIBED IN THE WARRANTY DEED OF RECORD IN BOOK 4104, PAGE 468 AND CORRECTED IN BOOK 4121, PAGE 942, REGISTER'S OFFICE FOR Davidson COUNTY, TENNESSEE.

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 do 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 used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Executed by my hand this 12 Day of September 2014

Thelma Thomas Clanton

Thelma Thomas Clanton, Seller

STATE of Tennessee
COUNTY of Davidson

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Thelma Thomas Clanton , the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that they executed the within instrument for the purposes therein contained as such Managing Partner.

Witness my hand and Official Seal this 12 Day of Sept. 2014

Notary Public

MAXINE J. RUCKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: MAR 08 2016

Please return to
Logos Realty Closing Services, Inc.
215 2nd Ave North, Suite 200
Nashville, TN 37201

Certificate of Authenticity

I, Jennifer C. Cole 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.

Jennifer C Cole
Signature

State of TENNESSEE
County of DAVIDSON

Personally appeared before me, Maxine J. Rucker, a notary public for this county and state, Jennifer C. Cole who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

MAXINE J. RUCKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. SEE

My Commission Expires: MAR 08 2016

Notary's Seal (If on paper)