BILL GARRETT, Davidson County
Trans:T20140082574 DEEDWARR
Recvd: 11/03/14 09:59 2 pgs
Fees:13.00 Taxes:666.00
20141103-0101054

This instrument prepared by & return to: Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 212
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 31st day of October, 2014, by and between Michael A Moore, an unmarried man, party of the first part, and Kent Goolsby, unmarried, and Anna Risner, unmarried, as Tenants in Common with Right of Survivorship, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Being Lot # 74 on the Plan of Moss Rose Heights, Sections Three and Four of record in Plat Book 1835, Page 103, Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof.

Being all or part of the same property conveyed to Michael A. Moore by virtue of that certain Warranty Deed dated December 15, 2011, at Instrument No. 20111220-0099085 in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all of the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors, and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that same is unencumbered, except for: existing restrictions of record in said Register's Office, and that title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Michael A Moore

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Michael A Moore, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 31st day of October, 2014.

Notary Public

My Commission Expires: 7.3.17

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

Property Owner & Address: Kent Goolsby and Anna Risner

Tax Parcel No 07301022100

Property Address: 3916 Ivy Drive
Nashville, TN 37216

MAIL TAX
BILLS TO: Kent Goolsby
3916 Ivy Dr.
Nashville, TN 37216

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $180,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 31st day of October, 2014

Notary Public

My Commission Expires:_____

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 3, 2015