Davidson County DEEDWARR
Recvd: 11/07/14 16:27 2 pgs
Fees:13.00 Taxes:577.20
20141107-0103320

WARRANTY DEED

PATRICIA B. HERPY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES APRIL 15, 2017

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $156,000.00.

X Robert L Moore Jr
Affiant

Subscribed and sworn to before me this 6 day of November, 2014.

Notary Public
My Commission expires:
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Jeremiah King	U.S. Bank National Association	119-08-0-068.00
707 Currey Road	3151 Highland Point Drive	
Nashville, TN 37217	Owensboro, KY 42303	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Jill M. Moore and Robert L. Moore, wife and husband**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Jeremiah King, a single man**, his heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 5 on the Map Section, Glencliff Estates of record in Plat Book 1130, Page 56, Register's Office for said County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Jill M. Moore from Marty Mize Baylor, and husband, James B. Baylor Jr. by Warranty Deed on April 30, 2004, of record in Instrument Number 20040512-0055024, Register's Office for Davidson County, Tennessee. Further conveyed to Jill M. Moore and Robert L. Moore, Wife and Husband from Jill M. Moore, as sole owner by quitclaim Deed of record in Instrument Number 20140318-0022226 on February 21, 2014, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2015 and subsequent years a lien, but not yet due and payable.
- Subject to all matters as shown on the Plan of record in Plat Book 1130, Page 56, Register's Office for Davidson County, Tennessee.
- Easement for the flow of waters of the Mill Creek and the rights of the public therein.

This is improved property known as: **707 Currey Road, Nashville, TN 37217**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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.

WITNESS our hands this November 6, 2014.

X _____
Robert L. Moore Jr.

X _____
Jill M. Turner Moore

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Jill M. Moore and Robert L. Moore** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this November 6, 2014

My commission expires MY COMMISSION EXPIRES APRIL 15, 2017

_____
Notary Public

PATRICIA B. HERPY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

I, Andy Maloney, 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.

_____
Signature

State of TN
County of Davidson

Personally appeared before me, Jennifer Pierce, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

_____
Notary's Signature

My commission expires: 11-6-17

JENNIFER R. PIERCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY