WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/24/14 08:01 2 pgs
Fees:13.00 Taxes:1646.50
20141124-0107632

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $445,000.00.

Affiant

Subscribed and sworn to before me this 21st day of November, 2014

Notary Public

My Commission expires: 8/5/18

(Affix Seal)

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

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:
Polymathic Properties, Inc.	SAME	131-15-0-068.00
707 Aldridge Road, Suite B		
Vacaville, CA 95688		

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, **Marlene Moore**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Polymathic Properties, Inc., a California corporation**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 364 on the Plan of Seven Hills, Section 8, of record in Book 3300, Page 14, Register's Office for Davidson County, Tennessee.

Said Lot No. 364, which is a corner lot, fronts 194.0 feet on the northwesterly margin of Hildreth Drive and fronts 251.0 feet on the southeasterly margin of Hildreth Court, said frontages being joined by a curve having a length of 39.3 feet, and extends back 269.8 feet on the northeasterly line and 204.7 feet on the southeasterly line to a point of intersection.

Being the same property conveyed to Richard W. Moore and wife, Marlene Moore from Carole L. Tacher, unmarried by Warranty Deed on December 21, 1999, of record in Instrument Number 20000104-0000850, Register's Office for Davidson County, Tennessee. The said Richard W. Moore having since died on June 13, 2012, leaving property to Marlene Moore by right of survivorship.

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, plus any penalties and interest which may accrue.
- Subject to all matters as shown on the Plan of record in Plat Book 3300, Page 16, Register's Office for Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 3277, Page 609, Register's Office for Davidson County, Tennessee.
- Easement of record in Book 4883, Page 912, Register's Office for Davidson County, Tennessee.

This is improved property known as: **1304 Hildreth, Nashville, TN 37215**

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 21, 2014.

Marlene Moore

Marlene Moore

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and ualified, personally appeared **Marlene Moore** to me known to be the person described in and ho executed the foregoing instrument, and acknowledged that she executed the same for the urposes therein contained.

WITNESS my hand and Official Seal at office this November 21, 2014

My commission expires 8/5/18

Notary Public

ANDREW H. MALONEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON 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