WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/18/14 15:15 2 pgs
Fees:13.00 Taxes:178.53
20141218-0116078

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$48,250.00.**

Affiant

Subscribed and sworn to before me this 15th day of December, 2014.

Notary Public
My Commission expires: 7/6/15
(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:
Justin Cutler	SAME	050-13-0-003.00
600 12th Avenue S. #402		
Nashville, TN 37203		

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, **Teresa L. Moore, Trustee of the MTM Revocable Trust, its successors and assigns, created September 7, 2012,** hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Justin Cutler,** their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

The southerly part of Lot Number 18 on the Plan of Golden Valley Estates, Section 1, as of record in Book 4175, page 142, Register's Office for Davidson County, Tennessee.

Said southerly part of Lot Number 18 fronts 57.81 feet on the northerly side of Richmond hill Drive and extends back 70.0 feet on the easterly line and 80 feet, more or less, on the westerly line, to a south line of the property conveyed to the State of Tennessee, of record in Book 4659, page 547, Register's Office for Davidson County, Tennessee, measuring 55 feet, more or less, thereon.

Being the same property conveyed to Marvin Moore and Teresa Moore, by deed from Deutsche Bank National Trust Company, as Trustee in trust for the benefit of the Certificateholders for Ameriquest Mortgage Securities, Inc. Asset Backed Pass-Through Certificates, Series 2004-R11, on April 13, 2010, of record in Instrument Number 20100601-0041579, Register's Office for Davidson County, Tennessee. And further conveyed to Marvin T. Moore and Teresa L. Moore, Co-Trustees of the MTM Revocable Trust, its successors and assigns, created September 7, 2012 by Quitclaim deed from Marvin T. Moore and Teresa L. Moore of record in Instrument Number 20120912-0082944, said Register's Office. The said Marvin T. Moore having died leaving Teresa L. Moore as sole Trustee as per the Trust Agreement of MTM Revocable Trust.

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

- Subject to all matters as shown on the Plan of record in Book 4175, page 142, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 4447, page 108; and Book 4447, page 594, Register's Office for Davidson County, Tennessee.
- Easement recorded in Book 4483, page 534, Register's Office for Davidson County, Tennessee.

This is improved property known as: **2160 West Richmond Hill Drive, Nashville, TN 37207**

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 December 15, 2014.

The MTM Revocable Trust

Teresa Moore

By Teresa 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 **Teresa Moore** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this December 15, 2014

My commission expires 7/6/15

Notary Public

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON 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