WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20150017886 DEEDWARR
Recvd: 03/12/15 08:34 2 pgs
Fees: 13.00 Taxes: 1331.63
20150312-0021084

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $359,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of March, 2015.

Notary Public

MY COMMISSION EXPIRES: 10/15/16 (AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 2401 Memorial Blvd.
Springfield, TN 37172

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S):
Ellis Sutton Flynt and Deborah S. Flynt	USAA Federal Savings Bank	07211013500
(NAME)	(NAME)	
2110 Riverside Drive	10750 McDermott Freeway	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	San Antonio, TX 78288	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20150137

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Matthew L. Moore and wife, Amy E. Moore and Billy Joe Estes hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto Ellis Sutton Flynt, and Deborah C. Flynt, husband and wife hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit. :

Certain real property situate in Davidson County, Tennessee, and described as follows, to-wit:

BEING Lot No. 137 on the Map showing subdivision of The Waters Place on Maxey Lane, of record in Book 332, pages 136-137, Register's office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof.

BEING all of the same property conveyed to Matthew L. Moore and wife, Amy E. Moore and Billy Joe Estes, as tenants in common with right of survivorship by Warranty Deed from Ken Hamilton and Mike Wissle dated January 29, 2014 and filed of record in Instrument 20140130-0008501, Register's Office for Davidson County, Tennessee.

Unimproved ☐

This is improved ☒ property, known as 2110 Riverside Drive, Nashville, TN 37216
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 I do covenant with the said GRANTEES that I am 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 I do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand 9th day of March, 2015.

Matthew L. Moore

Amy E. Moore

Billy Joe Estes by Amy Estes Moore, Attorney-in-Fact

Billy Joe Estes by Amy Estes Moore Attorney-in-Fact

POA OF RECORD IN INSTRUMENT NO. 20140128-0007753, RODC
BILLY JOE ESTES A/K/A BILLY J ESTES

STATE OF Tennessee)
County OF Sumner)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Matthew L. Moore and Amy E. Moore, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 9th day of March, 2015.

Sonya M. Branham

Notary Public
My Commission Expires: 9-21-15

SONYA M. BRANHAM NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

STATE OF Tennessee)
County OF Sumner)

Before me personally appeared Amy Estes Moore, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Billy J. Estes, and who acknowledged that she executed the same as the free act and deed of Billy J. Estes.

Witness my hand, at office, this 9th day of March, 2015.

Sonya M. Branham

Notary Public
My Commission Expires: 9-21-15

SONYA M. BRANHAM NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY