Davidson County	DEEDWARR
Recvd: 03/12/15 12:30	3 pgs
Fees:18.00 Taxes:2664.00	
20150312-0021276	

#52201

Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $720,000.00

Affiant

Subscribed and sworn to before me, this 11th day of March, 2015.

Notary Public
My commission expires:

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires November 6, 2017

02-1502-49385

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Kelly L. Moore 3804A Tulane Ct. Nashville TN 37215	Pinnacle Bank 150 3rd Avenue South Suite 900 Nashville, TN 37201	116-12-0-N-001.00-CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Mark J. Willis and Jacqueline S. Willis, husband and wife, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Kelly L. Moore, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Unit No. A, on the Plan of Tulane Estates, as shown on Exhibit "B" to the Declaration of Covenants, Conditions, and Restrictions of record in Instrument No. 20140522-0044300, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being part of the same property conveyed to JJB Properties, LLC by deed from Charles William Eckles and Sherry L. Lynn Smith Eckles, dated June 3, 2013, recorded June 12, 2013, of record in Instrument No. 20130612-0059875, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Mark J. Willis and Jacqueline S. Willis, husband and wife by deed from jjb Properties, LLC, a Tennessee limited liability company aka JJB Properties, LLC, dated June 9, 2014, recorded June 12, 2014, of record in Instrument No. 20140612-0051363, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 3804A Tulane Ct., Nashville, TN 37215

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

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 my hand this 11th day of March, 2015.

Mark J. Willis

Jacqueline S. Willis

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Mark J. Willis and Jacqueline S. Willis, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, TN, this 11th day of March, 2015.

Notary Public
State of Tennessee at Large

My Commission expires 12/27/17

J. ANDREW WILEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

True Copy Certification

I, KELLY E. COX, 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.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, GEORGE E. MUDTER, JR., a notary public for this county and state, KELLY E. COX, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: _____
Notary Seal:

