BILL GARRETT, Davidson County
Trans:T20150030083 DEEDWARR
Recvd: 04/21/15 12:52 2 pgs
Fees:13.00 Taxes:370.00
20150421-0035522

Prepared by:
Costner Law Office, PLLC
725 Cool Springs Blvd STE 600
Franklin, TN 37064
File #: TNP151653

STATE OF TENNESSEE
COUNTY OF Williamson
The actual consideration or value, whichever is greater, for this transfer is $100,000.00

Affiant

Subscribed and sworn to before me, this 13th day of April, 2015.

KATHRYN MICHELLE CASSIDY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY TENN. My Commission Expires AUG. 23, 2016

Notary Public
My commission expires: 8/23/16

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
James & Autumn Moore	James & Autumn Moore	133-02-0-020.00
247 Sunrise Avenue	247 Sunrise Avenue	
Nashville, TN 37211	Nashville, TN 37211	

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 **Helen Personett (also known as Helen F. Personett), as Executrix of The Estate of Loren R Personett, Sr. and individually**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **James Eagle Moore and Autumn Dawn Moore, husband and wife** 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:

Being Lot No. 8 on the plan of the William Lee Subdivision of Roth Property, as of record in Book 1130, Page 67, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Loren Ray Personett, (also known as Loren Ray Personett, Sr.) and wife, Edith Personett by Warranty Deed from Roy Nelson and Violet Irvin dated 07/22/1977, recorded at Book 5180, Page 791 Register's Office for Davidson County, Tennessee. Edith Personett having since died July 27, 1984, leaving Loren Ray Personett as sole tenant by the entirety. Loren Ray Personett, Sr., having since died, testate, February 14, 2014. Pursuant to the Last Will and Testament of Loren R. Personett, Sr., being probated at Docket No. 15P287, Seventh Circuit Court, Davidson County, Tennessee, Probate Division, subject property was devised to Helen F. Personett (also Known as Helen Personett).

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 247 Sunrise Avenue, Nashville, TN 37211.

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

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 13th day of April, 2015.

Helen Personett as Executrix and Individually

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Helen Personett as Executrix of The Estate of Loren R Personett, SR, 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 Franklin, TN, this 13th day of April, 2015.

State of Tennessee at Large

My Commission expires: 8/23/16

KATHRYN MICHELLE CASSIDY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.
My Commission Expires AUG. 23, 2015

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Helen Personett, individually, 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 Franklin, TN, this 13th day of April, 2015.

State of Tennessee at Large

My Commission expires: 8/23/16

KATHRYN MICHELLE CASSIDY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.
My Commission Expires AUG. 23, 2015