WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/22/15 12:03 3 pgs
Fees:18.00 Taxes:632.70
20150422-0035989

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $171,000.00.

Alison Gorrell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF APRIL, 2015.

Brenda Zitzman
Notary Public

MY COMMISSION EXPIRES: 11-6-2017
(AFFIX SEAL)

BRENDA ZITZMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

O-FSBO-15-8079

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Alison Z. Gorrell	**New Owner**	
(NAME)	(NAME)	**128-14-0-056.00**
8079 Esterbrook Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **VIRGINIA CROWE MORELAND (f/k/a VIRGINIA CROWE), MARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **ALISON Z. GORRELL, AN UNMARRIED WOMAN,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 48 on the Plan of Section Two, Harpeth Park, of record in Plat Book 3700, Page 58, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Virginia Crowe, unmarried by Warranty deed from Mary Elizabeth Romanowski, formerly known as Mary Elizabeth Trull, married, of record in Instrument No. 20070521-0060338 Register's Office for Davidson County, Tennessee, dated May 18, 2007 and recorded on May 21, 2007. The said Virginia Crowe having since married and is now known as Virginia Crowe Moreland.

NOTE: ROBERT MORELAND JOINS IN THE EXECUTION OF THIS INSTRUMENT FOR THE PURPOSE OF CONVEYING HIS INTEREST, MARITAL OR OTHERWISE, IN THE ABOVE DESCRIBED PROPERTY.

This conveyance is subject to:
- Taxes for the year 2015 and thereafter, not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 3700, Page 58, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 3990, Page 68, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **8079 Esterbrook Drive , Nashville, Tennessee 37221**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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/our hand(s) this the 21th DAY OF APRIL, 2015.

Virginia Crowe Moreland

Robert Moreland

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, VIRGINIA CROWE MORELAND, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 21th of April, 2015.

Notary Public
My Commission Expires:
(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ROBERT MORELAND, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 21th of April, 2015.

Notary Public
My Commission Expires:
(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

Certificate of Authenticity

I, John Cobb Rochford, 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 a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Brenda Zitzman, a notary public for this county and state, John Cobb Rochford, 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: 11-6-2017