This instrument was prepared by Carmack C. Shell of MARKS, SHELL & MANESS, 233-A Dunbar Cave Road, P.O. Box 1149, Clarksville, TN 37041-1149.

BILL GARRETT, Davidson County
Trans:T20150032144 DEEDWARR
Recvd: 04/28/15 13:18 2 pgs
Fees:13.00 Taxes:851.00
20150428-0037977

AMY MORAN DOCK

TO: CASH WARRANTY DEED

RANDALL MORAN

FOR A VALUABLE CASH CONSIDERATION, this day in hand paid, the receipt of which is hereby acknowledged, AMY MORAN DOCK, as GRANTOR, has bargained and sold and does hereby transfer and convey unto the GRANTEE, RANDALL MORAN, his heirs and assigns forever, the following described real estate, together with any and all improvements thereon, situated in Davidson County, Tennessee, and being designated as Tax Map & Parcel No. 082-16-0-160.00 as shown on the maps of the Assessor of Property for Davidson County, Tennessee, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 2-A on the Plan of the Zone Lot Division of Lots 1 and 2 on the Aeby Subdivision, Section IV, of record in Book 6050, Page 192 and as amended in Book 6200, Page 334, Register's Office for Davidson County, Tennessee.
>
> This is the same property which was conveyed to Amy Moran Dock by deed from John W. Pickett, III and wife, Sasha H. Pickett, of record in Instrument No. 20070103-0001204, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate, together with any and all improvements thereon, unto the GRANTEE, RANDAL MORAN, his heirs and assigns forever.

SUBJECT to the terms, conditions and matters as shown on the aforementioned described plat of record and SUBJECT to restrictions of record in Book 6733, page 736, Register's Office for Davidson County, Tennessee, THE GRANTOR COVENANTS that she is lawfully seized and possessed of said real estate, that she has a good and lawful right to convey the same, that it is unencumbered, and she will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

POSSESSION will be given upon delivery of this deed.

THE 2015 TAXES are to be prorated.

KEVIN GEDDES joins herein for the purpose of conveying unto the GRANTEE all right, title and interest he may have in the hereinabove described real estate.

IN WITNESS WHEREOF, the GRANTOR has hereunto signed her name on this the 24 day of April, 2015.

Amy M Dock
AMY MORAN DOCK

JAMESON EARL NEDVED
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID # 20144035163
MY COMMISSION EXPIRES SEPTEMBER 09, 2018

09/09/2018

KEVIN GEDDES

STATE OF Colorado

COUNTY OF Denver

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, AMY MORAN DOCK and husband, KEVIN GEDDES, the within named bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, at office, on this the 24 day of April, 2015.

NOTARY PUBLIC

My Commission Expires: 09/09/2018

JAMESON EARL NEDVED
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID # 20144035163
MY COMMISSION EXPIRES SEPTEMBER 09, 2018

STATE OF TENNESSEE
COUNTY OF MONTGOMERY

Pursuant to Tennessee Code Annotated Section 67-4-409 (a)(6)(A), the undersigned being the GRANTEE, the GRANTEE'S AGENT or a TRUSTEE acting for the GRANTEE, after first being duly sworn, makes oath that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $230,000.00.

AFFIANT

Sworn and subscribed to before me on this the 27th day of April, 2015.

NOTARY PUBLIC

My Commission Expires: 10-17-18

MARY R. WELKER
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

NAME & ADDRESS OF PROPERTY OWNER:
Randall Moran
932-A Russell St.
Nashville, TN 37206

PERSON OR ENTITY RESPONSIBLE FOR THE PAYMENT OF THE REAL PROPERTY TAXES:
(Same as above)

(Address)