WARRANTY DEED	CONVEYANCE TO THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE- EXEMPT

THIS INSTRUMENT WAS PREPARED BY:

Davidson County DEEDWARR
Recvd: 05/11/15 16:01 3 pgs
Fees:17.00 Taxes:0.00
20150511-0043151

John Cobb Rochford
Community Title Co., L.L.C.
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Metropolitan Government of Nashville and Davidson County P.O. Box 196300 Nashville, TN 37219	EXEMPT	09208000900

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Harold W. Moore, III and Mary Ann Moore, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto The Metropolitan Government of Nashville and Davidson County, hereinafter called **"GRANTEE,"** its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lots Nos. 20, 21, 22 and 23 on the Plan of H.P. Bostick's First Addition, as of record in Book 21, Page 31, Register's Office for said county.

Said Lots Nos. 20, 21, 22 and 23 front together 188 feet on the Southerly side of Clinton Street and run back between parallel lines, with the Easterly margin of 18th Avenue, North, 181 feet to an alley.

Included in the above description, but specifically Excluded from this conveyance is that portion of subject property conveyed to the Metropolitan Government of Nashville and Davidson County, Tennessee, by deed of record in Book 5460, Page 525, said Register's Office, more particularly described as follows:

Being Lot 20 and part of Lot 21 on the Plan of H.P. Bostick's First Addition to Nashville, as of record in Book 21, Page 31, Register's Office for Davidson County, Tennessee.

Beginning at the intersection of the present Eastern margin of 18th Avenue, North, with the present Southern margin of Clinton Street, said point being the Northwest corner of Lot No. 20, thence in an Easterly direction with the present Southern margin of Clinton Street for a distance of 54.5 feet, more or less, to a point, said point lying on the proposed Eastern margin of 18th Avenue, North; thence in a Southerly direction with the proposed Eastern margin of 18th Avenue, North, for a distance of 188 feet, more or less, to a point in the Northern margin of Alley 621; thence in a Westerly direction with a Northern margin of said Alley a distance of 54.5 feet, more or less, to a point in the Easterly margin of 18th Avenue, North; thence with said Easterly margin in a Northerly direction, a distance of 188.0 feet, more or less, to the point of beginning and containing an area approximately 10,246 square feet.

Being the same property conveyed by Warranty Deed from Neil Hunt, a widower to Harold W. Moore, Sr., et ux Lera Moore, as recorded on the 26th day of March, 1969 in Deed Book 4320, Page 484; Quitclaim Deed from Harold W. Moore, Sr. to Jean Moore White, a one-half (1/2) undivided interest, as recorded on the 11th day of January, 1985 in Deed Book 6473, Page 125; Quitclaim Deed from Harold W. Moore, Sr. to James B. White, a one-half (1/2) undivided interest, as recorded on the 11th day of January, 1985, in Deed Book 6473, Page 128; Quitclaim Deed from Jean Moore White to Harold W. Moore, III, being a one-half (1/2) undivided interest, as recorded on the 11th day of January, 1985 in Deed Book 6473, Page 131; Quitclaim Deed from James B. White to Harold W. Moore, Jr., being a one-half (1/2) undivided interest, as recorded on the 11th day of January, 1985 in Deed Book 6473, Page 135 and Quitclaim Deed from Mary Ann Moore, Executor of the Estate of Harold W. Moore, Jr. Deceased to Mary Ann Moore, individually, a one-half (1/2) undivided interest as a tenant in common with Harold W. Moore III, as recorded on the 28th day of June, 1995 in Deed Book 9715, Page 189, in the Register's Office of Davidson County, Tennessee.

GRANTORS warrant that they have never lived in the subject property as a married persons and that the subject property is not subject to any marital rights therein

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, its successors and assigns, forever, and GRANTORS do covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its successors 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 our hands on May 11, 2015.

Harold W Moore III
Harold W. Moore, III

Mary Ann Moore
Mary Ann Moore
by Harold W Moore, III
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me Harold W. Moore, III, 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 executed the within instrument for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL, this the 11th day of May, 2015.

Dianne R. Sims
NOTARY PUBLIC

DIANNE R. SIMS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 9-11-17

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 11th day of May, 2015, before me personally appeared Harold W. Moore, III, 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 Mary Ann Moore and acknowledged that he executed the same as the free act and deed of Mary Ann Moore.

WITNESS MY HAND AND OFFICIAL SEAL, this the 11th day of May, 2015.

Dianne R. Sims
NOTARY PUBLIC

DIANNE R. SIMS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 9-11-17

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.

BRENDA ZITZMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary's Signature

My Commission Expires: 11-6-2017