WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY:
BYRD & BYRD, P.L.L.C.
518 CARRIAGE HOUSE DRIVE
JACKSON, TN 38305

This Warranty Deed prepared without the benefit of a survey. Preparer did not serve as Closing Attorney.

STATE OF TENNESSEE)
COUNTY OF Davidson)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 282,000.00.

Affiant

BILL GARRETT, Davidson County
Trans:T20150041363 DEEDWARR
Recvd: 05/28/15 13:39 2 pgs
Fees:13.00 Taxes:1043.40
20150528-0049236

Ashley Bouslog State of Tennessee Notary Public Williamson County

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF MAY, 2015.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 2/19/18

ADDRESS OF NEW OWNERS:
James R. Moore
and Gail A. Moore
612 Treeline Court
Nashville, TN 37221

SEND TAX BILLS TO:
James R + Gail A. Moore
612 Treeline Ct.
Nashville TN 37221

PARCEL:
155 03 0D 01400CO

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **RODNEY A. MORRIS AND WIFE, ANGELINA MORRIS**, HEREINAFTER CALLED THE GRANTORS, HAVE THIS DAY BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO **JAMES R. MOORE AND GAIL A. MOORE,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND LOCATED IN DAVIDSON COUNTY, STATE OF TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, TN, being Lot No. 14 on the Plan of Allens Green, First Revision, Section 2, of record in Plat Book 9700, page 109, Register's Office for said County, to which plan reference is hereby made for a more complete description. (Legal description taken from prior deed.)

Being the same real estate conveyed to Rodney A. Morris and wife, Angelina Morris by deed filed for record September 19, 1996 in Instrument No. 10200-403, in the Register's Office of Davidson County, Tennessee.

This is **improved** X property known as 612 Treeline Court, Nashville, TN 37221
unimproved _____ property

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest hereto belonging to the said **GRANTEES**, their heirs and assigns forever; and we do covenant with the said Grantees 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 except for (1) the lien of the 2015 real property taxes which shall be prorated and assumed by the Grantees herein; (2) matters of record in Book 9700, page 26 and as revised in Book 9700, page 109, in the Register's Office of Davidson County, Tennessee; (3) easements of record in Book 9273, page 36; in Book 8278, page 36; and in Book 8626, page 884, in said Register's Office; (4) Quitclaim Deed of open space of record in Book 11411, page 193, in said Register's Office; (5) restrictions appearing of record in DCCR Book 9231, page 789, in said Register's Office; and, we do further covenant and bind ourselves, our 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 OUR HANDS this 21st day of May, 2015.

RODNEY A. MORRIS

ANGELINA MORRIS

STATE OF IL)
COUNTY OF Cook)

Before me, Jamil Ali, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared RODNEY A. MORRIS and wife, ANGELINA MORRIS, to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

WITNESS my hand and Official Seal on this the 21st day of May, 2015.

Notary Public

OFFICIAL SEAL
JAMIL ALI
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES 04/22/2019

My Commission Expires: 4/22/2019