Return To: 15 0240
Four Star Title, LLC
2506 N. Mt. Juliet Road
Mt. Juliet, TN 37122

FOR OFFICIAL USE	STATE OF TENNESSEE COUNTY OF **Davidson** THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$215,000.00**. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS **May 29, 2015.** Notary Public MY COMMISSION EXPIRES: 2/6/18 (AFFIX SEAL)

BILL GARRETT, Davidson County
Trans: T20150043324 DEEDWARR
Recvd: 06/03/15 09:24 2 pgs
Fees: 13.00 Taxes: 795.50
20150603-0051578

KIRK HUNNICUTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

WARRANTY DEED

This Instrument Prepared By and Return To:

FOUR STAR TITLE LLC

2506 North Mt. Juliet Road, Mt. Juliet, TN 37122
File #**15-0240**

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Leah M. Cameron	**Community Mortgage LLC, dba Community Mortgage Advisors**	084 11 0 081.00
(NAME) **336 Dennywood Drive**	(NAME) **19045 E. Valley View Parkway Ste F**	
(ADDRESS) **Nashville,TN 37214**	(ADDRESS) **Independence, MO 64055**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **The Eleanor Pauline Moore Living Trust, established by Revocable Trust Agreement of Eleanor Pauline Moore dated December 27, 2013,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Leah M. Cameron, an unmarried individual,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A 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. 97 on the Plan of Section II, Castlewood Estates, as of record in Book 233 l, page 91, Register's Office for said County.

Said Lot No. 97 fronts 110.4 feet on the west side of Dennywood Drive and runs back 336.2 feet on the north line and 309.5 feet on the south line, to a dead line on which it measures 45 feet.

Being the same property conveyed to Eleanor Pauline Moore and/or Patricia Paulette White, Trustees of the Eleanor Pauline Moore Living Trust, established by Revocable Trust Agreement of Eleanor Pauline Moore dated December 27, 2013 by Warranty Deed from Eleanor Pauline Moore, dated December 27, 2013 and filed in Instrument Number 20140116-0004377, Register's Office for Davidson County, Tennessee.

EASEMENT:
The above described tract of land is served by a twenty foot permanent easement for sanitary sewers and/or storm drainage, which is described as follows:

A 20 foot permanent easement across a portion of Lot 97 of the Maplecrest Subdivision, Section 2, as of record in Book 1835, Page 28, R.O.D.C., Tennessee; the centerline of said easement being more particularly described as follows:

Beginning at a point in the southwesterly line of the Carroll 0 Moore, et ux property, said point being northwestwardly 184 feet, more or less, from the southeasterly corner of the aforesaid property; thence northeastwardly 68 feet, more or less, to point in the northeasterly line of the aforesaid property, said point being northwestwardly 175 feet, more or less, from the northeasterly comer of the aforesaid property.

A 10 foot temporary construction easement southeast of and adjacent to the aforedescribed permanent easement. Said temporary construction easement to be abandoned upon completion of construction.

Being part of the same property conveyed to Carroll 0. Moore, et ux, the deed for which is of record in Book 2909, Page 185, R.0.0.C., Tennessee.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **336 Dennywood Drive, Nashville, TN 37214**
(House Number) (Street) (City, State) (Zip)

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 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, 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 GRANTEES, 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.

IN WITNESS WHEREOF, this instrument has been executed on this the **29th** day of **May, 2015.**

Eleanor Pauline Moore, Trustee The Eleanor Pauline Moore Living Trust, established by Revocable Trust agreement of Eleanor Pauline Moore dated December 27, 2013.

Eleanor Pauline Moore, Trustee **The Eleanor Pauline Moore Living Trust, established by Revocable Trust Agreement of Eleanor Pauline Moore dated December 27, 2013**

STATE OF TENNESSEE
COUNTY OF **Davidson**

Before me, the undersigned Notary in and for said County and State, personally appeared the within named Eleanor Pauline Moore, whom I am personally acquainted and who upon his/her/their oath acknowledged himself/herself/themselves to be the Trustee of The Eleanor Pauline Moore Living Trust dated December 27, 2013, and that he/she/they being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing on behalf of The Eleanor Pauline Moore Living Trust dated December 27, 2013.

WITNESS my hand and official seal on **5/29/2015.**

NOTARY

MY COMMISSION EXPIRES: 2/6/18

KIRK HUNNICUTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY