WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20150045804 DEEDWARR
Recvd: 06/10/15 12:36 2 pgs
Fees: 13.00 Taxes: 980.50
20150610-0054792

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $265,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of June, 2015.

Notary Public

MY COMMISSION EXPIRES: 10/18/16

(AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Greenvue Title & Escrow, LLC, 2207 Crestmoor Road, Suite 101, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Ashley Nicole Daniel	Branch Banking and Trust	090-08-0-110.00
(NAME)	(NAME)	
643 B James Avenue	7701 Airport Center Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Greensboro, NC 27409	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, Moore Homes, LLC, a Tennessee limited liability company, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Ashley Nicole Daniel, unmarried, 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 Unit B, on the Horizontal Property Regime as evidenced by Declaration Establishing 643 James Avenue, a Townhouse Planned Unit Development (Horizontal Property Regime With Private Elements) of record in Instrument No. 20141226-0118007, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed.

Being part of the same property conveyed to GRACE MODENA JENKINS, by deed from H.C. DUKE, of record in Book 9834, page 198, dated October 19, 1995, said Register's Office. GRACE MODENA JENKINS further conveyed her interest to CHRISTY MOORE AND AND MARK MOORE, WIFE AND HUSBAND, by Quitclaim Deed of record in Instrument No. 20070129-0011909, dated January 29, 2007, said Register's Office. Subsequently CHRISTY MOORE AND AND MARK MOORE, WIFE AND HUSBAND, further conveyed their interest into MOORE HOMES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by Quitclaim Deed of record in Instrument No. 20141210-0113032, dated December 8, 2014, said Register's Office.

unimproved ☐

This is improved ☑ property, known as 643 B James Avenue, Nashville, TN 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal 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. This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

Witness my hand this 5th day of June, 2015.

Moore Homes, LLC, a Tennessee limited liability company

By: _____
Mark E. Moore, Chief Manager

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Mark E Moore, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the Chief Manager of **Moore Homes, LLC, a Tennessee limited liability company**, the within named bargainor, a limited liability company, and that he as such Chief Manager being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company, by himself as such Chief Manager.

WITNESS my hand and seal this 5th day of June, 2015.

My Commission Expires:
11-3-2015

_____
Notary Public,

