(1)

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $935,421.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF JULY, 2015.

Notary Public

MY COMMISSION EXPIRES: 03-07-17
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Andrew J. Moreno and Sophie Moreno	Bank of Nashville, div. of Synovus bank	
(NAME)	(NAME)	
1141 Duncanwood Dr.	401 Church St., #1029	131-04-0 224.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204	Nashville, TN 37219	
(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, **JOHN R. DORRIS, JR. AND SHARON H. DORRIS, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ANDREW J. MORENO AND SOPHIE MORENO, HUSBAND AND WIFE,** 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. 1 on the Plan of Final Plat, Re-Subdivision of Lot 58 and part of Lot 57, Duncanwood of record in Plat Instrument Number 20140728-0067003, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being part of the same property conveyed to John R. Dorris, Jr. and Sharon H. Dorris by Warranty deed from Robert W. Doyle of record in Instrument No. 20140502-0037665 Register's Office for Davidson County, Tennessee, dated April 30, 2014 and recorded on May 2, 2014.

This conveyance is subject to (a) 2015 real property taxes; (b) all matters appearing on the plan of record in Book 1424, Page 139 and Instrument No. 20140728-0067003, said Register's Office; (c) restrictive covenants of record in Book 1786, Page 178, said Register's Office; (d) Easement for Utility Installation, recorded in Book 1786, Page 178, said Register's Office; and (e) Dedication of Easement for Sanitary Sewers and/or Storm Drainage as set forth in instrument recorded in Book 4110, Page 667, said Register's Office.

unimproved
This is improved x property, known as 1141 Duncanwood Dr., Nashville, TN 37204
(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.

BILL GARRETT, Davidson County
Trans:T20150061765 DEEDWARR
Recvd: 07/28/15 09:58 2 pgs
Fees:13.00 Taxes:3461.06
20150728-0074136

Witness my hand this 24 day of July, 2015.

JOHN R. DORRIS, JR.

SHARON H. DORRIS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John R. Dorris, Jr. and Sharon H. Dorris, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 24 day of July, 2015.

Commission expires:

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

Notary Public