THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 15095330** BILL GARRETT, Davidson County Trans:T20150081570 DEEDWARR Recvd: 09/24/15 15:26 2 pgs Fees:13.00 Taxes:925.00 20150924-0097404	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $250,000.00. Affiant Subscribed and sworn to before me, this 23rd day of September, 2015. Notary Public My Commission Expires:

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

WARRANTY DEED

Address New Owner: Wendell Harmer 4317 Sunnybrook Dr. Nashville, TN 37205	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 09208010200

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Mary Ann Moore 1/2 undivided interest and Harold W. Moore, III 1/2 undivided interest, as tenants in common** ("Grantor"), have this day bargained and sold, and does hereby transfer and convey to **Wendell Harmer**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Tract I: Land in Davidson County, Tennessee, being the Easterly 17 feet of Lot No. 41 and the Westerly 23 feet of Lot No. 42 on the Dr. John R. Hudson Plan, of record in Book 21, Page 136, Register's Office of said county, and described as follows:

Beginning at a point on the Southerly margin of Jo Johnston Avenue, formerly Line Street, said point being 40 feet Eastwardly from the intersection of the Easterly margin of 18th Avenue, North, formerly Bostic Street, and the said margin of Jo Johnston Avenue, and said point also being the Northeast corner of the Amanda Farris property; thence with the Southerly margin of Jo Johnston Avenue Eastwardly 40 feet to the Northwest corner of the Barr property; thence with the Westerly line of the said Barr property Southwardly 160 feet to the Northerly margin of an alley; thence with the margin of said alley Westwardly 40 feet to the Southeast corner of the said Farris property; thence with the Farris property line Northwardly 160 feet to the point of beginning.

Tract II: Land in Davidson County, Tennessee, described as follows:

Being the Easterly 40 feet of Lot No. 41 on the Plan of John Hudson's Addition as of record in Book 21, Page 136, Register's Office for said county. Said part of Lot No. 41 fronts 40 feet on the Southerly side of Jo Johnston Avenue, formerly Line Street, and runs back, between parallel lines, with the Easterly margin of 18th Avenue, North, formerly Bostic Street, 160 feet to an alley.

Being the same property conveyed to Harold W. Moore, Jr. and Harold W. Moore III as tenants in common, by Annette Bubis Seitzman, as the legal attorney for Sadye B. Bubis, pursuant to the power of attorney recorded in Book 7129, Page 110, Register's Office for Davidson County, Tennessee, along with Alan Bubis in his capacity as the only other living child of Sadye Bubis, by deed of record in Book 7136, Page 397, re-recorded in Book 7405, Page 581, Register's Office for Davidson County, Tennessee. The said Harold W. Moore, Jr. has since died and his will is of record in Will Book 194, Page 150, Probate Court Clerk's Office for Davidson County, Tennessee.

Being the same property conveyed to Mary Ann Moore, individually, one-half (1/2) undivided interest, as a tenant in common with Harold W. Moore III by Quitclaim Deed from Mary Ann Moore, Executor of the Estate of Harold W. Moore, Jr., Deceased, recorded on the 28th day of June, 1995 in Deed Book 9715, Page 192, in the Register's Office of Davidson County, Tennessee.

Durable POA of record in Instrument No. 20150511-0042980, Register's Office of Davidson County, Tennessee.

Said property is not the marital residence of Grantors or Grantee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2015 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat recorded in Plat Book 21, Page(s) 136.

Terms and Conditions of Memorandum of Lease recorded at Instrument No. 20080603-0056563.

This is improved property located at 1721 and 1723 Jo Johnston Avenue Nashville, TN 37203-2878.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 23rd day of September, 2015.

Mary Ann Moore by Harold W. Moore III atty in fact — Harold W. Moore III

Mary Ann Moore
By Harold W. Moore, III, attorney-in-fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Harold W. Moore, III,** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the **Attorney-in-fact for Mary Ann Moore,** of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 23rd day of September, 2015.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018