BILL GARRETT, Davidson County
Trans:T20150082805 DEEDWARR
Recvd: 09/29/15 13:06 2 pgs
Fees:13.00 Taxes:573.50
20150929-0098854

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $155,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 16th day of September, 2015.

NOTARY PUBLIC

My commission expires: 4/17/19

TAMMY DUNCAN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT PREPARED BY

Birthright Title, LLC
2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Family Trust Services, LLC	SAME AS NEW OWNER	10507038900
(NAME)	(NAME)	
2411 Valux Lane		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		

Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Aleathea Elaine Moore and Sheena Alicia Moore and Serena Alaina Moore, heirs of the Estate of Delvin Oliver Moore,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Family Trust Services, LLC**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lots #2 and 3 of the J.C. and C.M. Ferriss Addition of Mallory of record in Book 161, Page 13, Register's Office for Davidson County, Tennessee.

The above two lots front eighty feet more or less on the south side of Hamilton Street, and run back 150 feet more or less between parallel lines to an alley.

Being the same property conveyed to Alfred Moore and wife, Mildred Moore by deed from C. M. Ferriss, an unmarried man, dated 10/13/1937, of record in Book 1041, Page 91, Register's Office of Davidson County, Tennessee. The said Alfred Moore having predeceased Mildred Moore. The said Mildred Moore having since died testate on February 17, 2008. Per Order of Probate for Minument of Title, Docket No. 15P1195, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, and in Instrument No. 20150729-0074447, Register's Office of Davidson County, Tennessee, the Last Will and Testament of Mildred Moore of record in Instrument No. 20150729-0074448, Register's Office of Davidson County, Tennessee, is entered into Probate solely for the purpose of muniment of title. The Last Will and Testament of Mildred Moore herein described, names her son, Delvin Oliver Moore, is the sole beneficiary of the Estate of Mildred Moore. The said Delvin Oliver Moore having since died intestate on 10/20/2011, and per Affidavit of Heirships of record in Instrument No. 20120430-0036673 and Instrument No. 20150929-0098853, Aleathea Elaine Moore, Sheena Alicia Moore and Serena Alaina Moore are the only heirs-at-law of Delvin Oliver Moore.

2015 property taxes a lien, not yet due and payable.

This property is __unimproved _X_improved property known as: 411 Mallory Street, Nashville, TN 37203

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), forever. I/We covenant with said GRANTEE(S) that I/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 set out herein. I/We do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE(S), his/hers/their successors 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 made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 16th day of September, 2015.

Aleathea Elaine Moore

Sheena Alicia Moore

Serena Alaina Moore

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Aleathea Elaine Moore and Serena Alaina Moore, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 16th day of September, 2015.

Notary Public
My Commission Expires: 4/17/19

TAMMY DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Sheena Alicia Moore, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 15th day of September, 2015.

Notary Public
My Commission Expires: 4/17/19

TAMMY DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

After Recording Return to:
Birthright Title, LLC
2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122