WARRANTY DEED

JAMIE C. POLK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 97,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of October, 2015

Notary Public:

MY COMMISSION EXPIRES: 3/10/19
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Richard A. Becker	NEW OWNER	Parcel ID:
208 Stonehouse Ln.	208 Stonehouse Ln	10812006200
Wyncote, PA 19095	Wyncote, PA 19095	

FOR AND IN 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

Catherine S. Moore and husband, Henry Moore

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Richard A. Becker , a married man

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:

BEING Lot No. 40A, of the Zone Lot Division of Lots 39, 40, 42, 118, 119, and 120, East Lake Subdivision, Section 4, as of record in Plat Book 6250, Page 97, amending Plat Book 5800, Page 245, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Catherine S. Moore and Henry Moore, wife and husband, by Quitclaim Deed from Catherine S. Moore, of record in Instrument 20040820-0100658, dated August 16, 2004, Register's Office for said County. See also deed of record in Book 8965, Page 914, said Register's Office.

This conveyance is subject to Restrictions of record in Book 6152, Page 427, said Register's Office.

This conveyance is made subject to: (1) 2015 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Plat Book 6250, Page 97, amending Plat Book 5800, Page 245, , said Register's Office.

The signature of Henry Moore is signed by his duly appointed Attorney-in-Fact, Catherine Moore, pursuant to the Power of Attorney of record in Instrument 20151023-0108028, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 3206 Quail View Drive, Nashville, TN 37214

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.

Witness our hands this 22nd day of October, 2015.

Catherine S. Moore
Catherine S. Moore

Henry Moore by Catherine Moore, Atty in fact
Henry Moore by Catherine Moore, Attorney in Fact

BILL GARRETT, Davidson County
Trans:T20150090439 DEEDWARR
Recvd: 10/23/15 10:51 2 pgs
Fees:13.00 Taxes:358.90

20151023-0108029

JAMIE C. POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

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 Catherine S. Moore 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 at Nashville, Tennessee, this 22nd day of October, 2015.

My Commission Expires: 3/10/19

Notary Public

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, Catherine Moore, 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 on behalf of Henry Moore as his Attorney in Fact as the free act and deed of the within named Henry Moore.

Witness my hand and official seal at Nashville, Tennessee, this 22nd day of October, 2015.

My Commission Expires: 3/10/19

Notary Public

JAMIE C. POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.