THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF DAVIDSON
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 540 Nashville, TN 37203	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 275,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF OCTOBER, 2015. Notary Public MY COMMISSION EXPIRES: 10/18/16 (AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20150093744 DEEDWARR
Recvd: 11/03/15 13:40 2 pgs
Fees:13.00 Taxes:1017.50
20151103-0112029

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Timothy M. Moore	Pinnacle Bank	
509 Lovell Avenue	150 3rd Avenue S., #900	091-10-0-233-00
Nashville, TN 37209-1815	Nashville, TN 37201	
(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, **Alan L. Miller and wife, Maria E. Miller**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Timothy M. Moore, an unmarried man,**

HEREINAFTER CALLED THE GRANTEE, HIS 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 a portion of the northerly 100 feet of Block "F" on the map of Holman Heights Vernons & Lovells Subd. of Blocks No's 13, 14, 15 & 17 in Subdivision of B. F. Cockrill Farm, on the Plan of record in Plat Book 332, Page 7, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Beginning at a point 20.0 feet west of the centerline of Lovell Street, said point being the northeast corner of Block "F" and the southeast corner of Block "G"; thence with the westerly right of way margin of Lovell Street, S 25 deg. 13' W 100.0 feet to a concrete monument; thence N 65 deg. 30' W 150.0 feet to an iron pin; thence N 25 deg. 13' E 100.0 feet to an iron pin; thence S 65 deg. 30' E 150.0 feet to the beginning.

Being the same property conveyed to Alan L. Miller and wife, Maria E. Miller by Warranty deed from Michael A. Brady and wife, Beverly R. Brady of record in Book 9401, page 407, Register's Office for Davidson County, Tennessee, dated June 30, 1994 and recorded on July 07, 1994.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is IMPROVED property known as **509 Lovell Avenue, Nashville, TN 37209.**

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 the 29th day of October, 2015.

Alan L. Miller

Maria E. Miller

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 **Alan L. Miller and Maria E. Miller** the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainors, and who acknowledged that they executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 29th day of October, 2015.

My Commission expires: March 8, 2016

Notary Public

R. L. MOORE
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN