Davidson County DEEDWARR
Recvd: 11/23/15 13:34 4 pgs
Fees:23.00 Taxes:239.76
20151123-0118635

#32745

THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **FTEC File No. 32745-11-2015** **Record & Return To:** **First Title & Escrow Company, Inc.** **3811 Bedford Ave, Suite 205** **Nashville, TN 37215**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $64,800.00. Affiant Subscribed and sworn to before me this 20th day of November, 2015. Notary Public My Commission Expires:

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires November 6, 2017

WARRANTY DEED

Address New Owner: Moore Homes LLC 0 River Road Pike Nashville, TN 37209	**Send Tax Bills To:** Moore Homes LLC 8145 Charlotte Pike Nashville, TN 37221	**Tax Information:** Map and Parcel No.: 077 00 0 048 00

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, **Sandra Kay Darnell, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Moore Homes, LLC, a Tennessee limited liability company** ("Grantee"), its heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is property located at 0 River Road Pike, Nashville, TN 37209

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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 the 20th day of November, 2015.

Sandra Kay Darnell, by Lee Mangrum her Attorney-in-fact

Sandra Kay Darnell, by Lee Mangrum, her Attorney-in-fact

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Lee Mangrum, 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, and who further acknowledged that he is the Attorney-in-Fact for Sandra Kay Darnell, and he is authorized by Sandra Kay Darnell to execute this instrument on his/her behalf.

Witness my hand, at office, this 20th day of November, 2015.

Notary Public

My Commission Expires:

GERALD G. PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES OCTOBER 7, 2019

EXHIBIT "A"

Land in Davidson County, Tennessee, described according to a survey by James T. Brewer, Surveyor, dated 11-2-73, as follows:

Beginning at a point in the North Westerly corner of tract number 7 on the southerly margin of River Road, that point being approximately 1142.4 feet southeast of the intersection of River Road and the center of Cub Creek; thence S 34 deg 15' E 223 feet; thence S 56 deg 45' W 15 feet; thence S 33 deg 15' E 27 feet, thence leaving River Road S 43 deg 45' W 916.61 feet; thence N 35 deg 15" W 250 feet; thence N 43 deg 45' W 936.91 feet to the point of beginning and containing 5.4 acres, more or less.

Being the same property conveyed to Sandra Kay Darnell by deed dated January 25, 1974 from Edward A. Knob and wife, Nancy J. Knob of record in Book 4783, page 481, Register's Office for Davidson County, Tennessee. Sandra Kay Darnell and Sandra Kay Darnell Mangrum are one and the same person.

This conveyance is made subject to:

1. State and County taxes for the year 2016, a lien, but not yet due and payable. Map and Parcel No. 077 00 0 048 00

True Copy Certification

I, KELLY E. COX, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, GERALD G. PATTERSON, a notary public for this county and state, KELLY E. COX, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: _____
Notary Seal:

