RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way
Suite 202
Brentwood, Tennessee 37027
File No.: TN156839

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20150106218 DEEDWARR
Recvd: 12/16/15 11:05 2 pgs
Fees: 13.00 Taxes: 591.63
20151216-0126480

PIPER L. NIEMANN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $159,900.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of December, 2015.

NOTARY PUBLIC

My commission expires: 03-10-19

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jennifer M. Moore 750 Linden Green Drive Hermitage, TN 37076	New Owner	074 04 0 129.00

FOR AND IN CONSIDERATION of the sum of One Hundred Fifty Nine Thousand Nine Hundred and 00/100 Dollars ($159,900.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **WALTER B DUPRE' AND WIFE, JILL J DUPRE'**, hereinafter called the Grantor(s), have bargained and sold and by these presents do hereby transfer and convey unto, **JENNIFER M. MOORE, AN UNMARRIED WOMAN**, hereinafter called the Grantee(s), her heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

LAND in DAVIDSON County, Tennessee, and being more particularly described as Tract No. 4, on a survey by William Collier Parrish Associates Civil Engineers, Survey Number 63184, dated April 23, 1963, and a survey by JOHN B. KOHL, III, dated July 22, 1996, as follows:

BEGINNING at a point on the proposed westerly margin of Bonnafair Court at the common corner of Tract Nos. 3 and 4; thence along said westerly margin in a southerly direction with a curve to the left a radius of 225 feet a distance of 100 feet to a point in the northerly line of Lot No. 143, Hermitage Hills, Section 12 Revised, of record in Book 4675, page 125, Register's Office for DAVIDSON County, Tennessee; thence along the northerly line of said Lot No. 143, the North terminus of Linden Green and Home Federal Savings and Loan property, North 76 degrees 49 minutes West 150 feet to a point; thence continuing with the westerly line of Home Federal Savings and Loan Property, North 25 degrees 55 minutes East 165.30 feet to a point in the southerly line of Tract No. 3; thence South 51 degrees 21 minutes East 150 feet to the point of BEGINNING.

Being the same property conveyed to Walter B. Dupre' and wife, Jill J. Dupre', by Warranty Deed, dated 7/23/1996, and recorded on 7/24/1996, of record in Book 10131, Page 16, in the Register Deed's Office for Davidson County, Tennessee.

The address of the herein described property is believed to be 750 Linden Green Drive, Hermitage, TN 37076, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), her heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2015 property taxes, which taxes are being prorated between the parties, and are being paid at closing.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), her heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 15th day of December, 2015.

WALTER B. DUPRE'

JILL J. DUPRE'

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Walter B. Dupre' and wife, Jill J. Dupre', 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.

WITNESS my hand and seal, this the 15th day of December, 2015.

PIPER L. NIEMANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

My commission expires: 03-10-19