BILL GARRETT, Davidson County
Trans:T20150108391 DEEDWARR
Recvd: 12/23/15 09:49 3 pgs
Fees:18.00 Taxes:323.75

20151223-0129102

RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT-151100599

WARRANTY DEED

A. C. HALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 8, 2018

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$87,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 15th day of December, 2015

Notary Public

MY COMMISSION EXPIRES: 5-8-18

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167

ADDRESS OF NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Adeel and Sams Rentals, LLC 3 Todgers Court Brentwood, TN 37027	New Owners	050-07-0-021.00

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,

Arthur P. Moore, Jr. and wife, Lori A. Moore, Trustees of The Moore Family Living Trust dated 1/20/11

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Adeel and Sams Rentals, LLC

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:

LAND in Davidson County, Tennessee, being Lot No. 107 on the Plan of Section Five, Village by the Creek, as shown on plat of record in Plat Book 6250, Page 221, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

BEING the same property conveyed to Arthur P. Moore, Jr. and Lori A. Moore, Trustees, The Moore Family Living Trust Dated 1/20/11 by Deed from Arthur P. Moore, Jr. and wife, Lori A. Moore, dated 1/20/11 and recorded 6/29/11 in Instrument Number 20110629-0049703; and the same property previously conveyed to Arthur P. Moore, Jr. and wife, Lori A. Moore by Warranty Deed from Pedro Villanueva, married and Alfredo Vasquez, married, dated 9/29/06 and recorded 10/4/06 in Instrument Number 20061004-0123145, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the 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 government and zoning regulations.

$ 375.00

This is improved (X) property known as **3728 Village Trail, Nashville, TN 37207**
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 15th day of December, 2015.

The Moore Family Living Trust dated 1/20/11

BY: Arthur P. Moore Jr., TRUSTEE
Arthur P. Moore, Jr. Trustee

Lori A. Moore, Trustee
Lori A. Moore, Trustee

STATE OF CALIFORNIA
COUNTY OF _____

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Arthur P. Moore, Jr. and wife, Lori A. Moore with whom I am personally acquainted and who upon their oath(s) acknowledged themselves to be the Trustees of The Moore Family Living Trust the within named bargainor, and corporation, and that they as such Trustees being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the Trust by the said Arthur P. Moore, Jr. and wife, Lori A. Moore as such Trustees.

Witness my hand and official seal at office at _____, California on this the 15th day of December, 2015.

Commission Expires:_____

_____
Notary Public

SEE ATTACHED CERTIFICATE

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT **CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Orange)

On December 15, 2015 before me, Cynthia F. Bjerke, Notary Public,
Date *Here Insert Name and Title of the Officer*

personally appeared Arthur P. Moore Jr.
Name(s) of Signer(s)

and Lori A. Moore,

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) ~~is~~/are subscribed to the within instrument and acknowledged to me that ~~he/she~~/they executed the same in ~~his/her~~/their authorized capacity(ies), and that by ~~his/her~~/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

CYNTHIA F. BJERKE
Commission # 2015211
Notary Public - California
Orange County
My Comm. Expires Mar 26, 2017

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Cynthia F. Bjerke
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Warranty Deed Document Date: 12-15-2015
Number of Pages: 2 Signer(s) Other Than Named Above: No other Signers

Capacity(ies) Claimed by Signer(s)

Signer's Name: Arthur P. Moore Jr.
☐ Corporate Officer — Title(s):
☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☒ Trustee ☐ Guardian or Conservator
☐ Other:
Signer Is Representing: The Moore Family Living Trust

Signer's Name: Lori A. Moore
☐ Corporate Officer — Title(s):
☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☒ Trustee ☐ Guardian or Conservator
☐ Other:
Signer Is Representing: The Moore Family Living Trust

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