BILL GARRETT, Davidson County
Trans:T20160003943 DEEDWARR
Recvd: 01/15/16 10:11 2 pgs
Fees:13.00 Taxes:1776.00
20160115-0004322

RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT-160100003

WARRANTY DEED

STATE OF ~~TENNESSEE~~ Texas
COUNTY OF ~~DAVIDSON~~ Bexar
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$480,000.00 Christine King
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, this the 13th day of January, 2016
Notary Public
MY COMMISSION EXPIRES: 4/2/2018

NAOMI PORRAS
Notary Public
STATE OF TEXAS
My Comm. Exp. 04/02/2018

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
Charles D. Moody and Kirsten W. C. Moody **4000 Bradwood Rd.** **Austin, TX 78722**	**SAME**	**083-06-0-240.00**

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,

Christine King, Unmarried

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

Charles D. Moody and Kirsten W. C. Moody, Husband and Wife

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 5.0 feet off of the east side of Lot No. 3 and all of Lot No. 4 in Olivia W. Sharpe's Addition to Nashville, a plan of which is of record in Book 332, Page 17, Register's Office for Davidson County, Tennessee, described as follows:

SAID part of Lot No. 3 and Lot No. 4 together front 55.0 feet on the north side of Eastland Avenue and run back northwardly between parallel lines 175.0 feet to an alley.

BEING the same property conveyed to Christine King by Quitclaim Deed from Sarah Elizabeth King, dated 1/30/12 and recorded 1/30/12 in Instrument Number 20120130-0008467; and the same property previously conveyed to Christine King, formerly known as Christine Young, and her daughter, Sarah Elizabeth King, as tenants in common with right of survivorship, by Quitclaim Deed from Michael J. Philbin, Trustee, and in the same instrument conveyed to Michael J. Philbin, Trustee by Christine Young, now known as Christine King, dated 4/22/05 and recorded 4/26/05 in Instrument Number 20050426-0046178; and previously conveyed to Christine Young, unmarried, by Warranty Deed from Carl Randle Hale and wife, Nancy Jean Hale, dated 6/16/93 and recorded 6/18/93 in Book 8986, Page 64, 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.

This is improved (X) property known as **1707 Eastland Avenue, Nashville, TN 37206**
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 13th day of January, 2016.

Christine King
Christine King

STATE OF TEXAS
COUNTY OF Bexar

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Christine King the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at San Antonio Texas, this 13th day of January, 2016.

Commission Expires: 4/2/2018

N Porras
Notary Public

NAOMI PORRAS
Notary Public
STATE OF TEXAS
My Comm. Exp. 04/02/2018