| THIS INSTRUMENT WAS PREPARED BY | STATE OF TENNESSEE<br>COUNTY OF DAVIDSON |
|---|---|
| Bankers Title & Escrow Corp.<br>3310 West End Ave., Ste. 540<br>Nashville, TN 37203<br>BILL GARRETT, Davidson County<br>Trans:T20160006292 DEEDWARR<br>Recvd: 01/25/16 12:45 2 pgs<br>Fees:13.00 Taxes:1139.60<br>20160125-0006884 | THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 308,000.00.<br>Affiant<br>SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21 DAY OF JANUARY, 2016.<br>Notary Public<br>MY COMMISSION EXPIRES: 1-6-20<br>(AFFIX SEAL) |

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

# WARRANTY DEED

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Moore Homes, LLC | NEW OWNER | 09008022900 AND |
| 4456 Pond Creek Road | | 09008023000 |
| Pegram, TN 37143-5028 | | |
| (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, **West Nashville Living, LLC, a Tennessee Limited Liability Company,**

HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **Moore Homes, LLC, a Tennessee Limited Liability Company,**

HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Tract I: 090-08-0-229.00

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Resubdivision Plat of the Subdivision of Lot N. 28 and Part of Lot 30 of the B.F. Cockrill Farm, Lot No. 8 of record in Plat at Instrument No. 20151112-0115037, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Tract II: 090-08-0-230.00

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Resubdivision Plat of the Subdivision of Lot N. 28 and Part of Lot 30 of the B.F. Cockrill Farm, Lot No. 8 of record in Plat at Instrument No. 20151112-0115037, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to West Nashville Living, LLC by Warranty deed from Jerry Johnson of record in Instrument No. 20150605-0053119 Register's Office for Davidson County, Tennessee, dated June 4, 2015 and recorded on June 5, 2015.

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 UNIMPROVED property known as **Map/Parcel 09008022900 (Lot No. 1) and Map/Parcel 09008023000 (Lot 2) formerly known as 722 Croley Drive, 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 Grantor's hand this the 21st day of January, 2016.

West Nashville Living, LLC

BY: _____
Mark A. Hayes, Managing Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned Notary Public in and for the said County and State, personally appeared **Mark A. Hayes**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Managing Member of West Nashville Living, LLC, the within named bargainor, a limited liability company, and that he executed the within instrument for the purposes stated therein by signing the name of the limited liability company by himself as such Managing Member.

Witness my hand and official seal this the 21st day of January, 2016.

_____
Notary Public

JAMES A. WAECHTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN.

My Commission Expires: 1-6-20