BILL GARRETT, Davidson County
Trans:T20160020754 DEEDWARR
Recvd: 03/14/16 14:43 2 pgs
Fees:13.00 Taxes:999.00
20160314-0024136

Prepared By & Return To:
Tennessee Title Services, LLC
6 Cadillac Drive, Suite 100
Brentwood, TN 37027
16-0112

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $269,999.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 10th DAY OF March, 2016

Notary Public
Commission Expires: _____

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

Address of New Owner	Send Tax Bills To:	Map & Parcel
Laura Ashley Moore 3703 Burrus Street Nashville, TN 37216	NEW OWNER	072-02-0-080.00

WARRANTY DEED

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, I/WE,

Hyde Group LLC

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Laura Ashley Moore, a single woman

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, near Nashville, being Lot No. 104 and the Northerly part of Lot No. 105 on the map of E.B. Craig's Subdivision of the Crownover Property, as of record in Book 894, Page 640 and 641, Register's Office for said County, described as follows: Beginning at a point in the Westerly margin of Burrus Street, 60 feet North of the North margin of Ben Allen Road, being the common corner of Lots 104 and 105, thence with line between lots, and along said line extended, Westerly 202 feet 2 inches to a point in the Easterly margin of Masonic Home Road; thence with the margin of said Road, Northerly 71 feet 2 inches to the corner of Lots 105 and 107; thence with the line between said Lots, and the line between Lots 103 and 104, Southeasterly 254 feet 10 inches to the Westerly margin of Burrus Street; thence with the margin of said Street. Southwesterly 51 feet to the point of beginning.

Included in the above description, but expressly excluded therefrom is the following described property: Land in Davidson County, Tennessee, being part of Lot No. 104 and the Northerly part of Lot No. 105 on the Map of E.B. Craig's Subdivision of the Crownover Property, as of record in Book 894, Page 640 and 641, Register's Office for Davidson County, Tennessee.

Beginning at the Northwest corner of Lot No. 106, said point also being of the present Eastern margin of Ben Allen Road; thence in an Easterly direction with the Northern lot line of Lot No. 106 for a distance of 114.83 feet, more or less, to a point being the Northeast corner of Lot No. 105; thence in a Southerly direction with the Eastern lot line of Lot No. 105 for a distance of 38.51 feet, more or less, to a point on a curve, said point lying on the proposed Northern margin of Ben Allen Road; thence with the proposed Northern margin of Ben Allen Road in a Southerly and Easterly direction along a curve to the left, having a radius of 868 feet and a central angle of 1°55'45" for a distance of

29.23 feet more or less to the Southern lot line of Lot No. 104; thence in a Westerly direction with the Southern lot line for a distance of 89.13, more or less, to the present Eastern margin of Ben Allen Road; thence in a Northwesterly direction with the present Eastern margin of Ben Allen Road for a distance of 72.45 feet, more or less, to the point of beginning, containing 4,576 square feet.

Being the same property conveyed by Warranty Deed from Donna Darlene Stewart, unmarried to Hyde Group, LLC, as recorded on the 21st day of August, 2015 in Instrument No. 20150821-0084819 and Special Warranty Deed from Secretary of Veterans Affairs, an Officer of the United States of America to Donna Darlene Stewart, as recorded on the 18th day of December, 2001 in Instrument No. 20011218-0139534, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 3703 Burrus Street, Nashville, TN 37216.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 9th day of March, 2016.

Hyde Group LLC
By: Phil Hyde, Member

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public in and for said County and State, personally appeared Phil Hyde with whom I am personally acquainted, and who, upon oath, acknowledged himself/herself to be the Member of Hyde Group, LLC, the within named bargainor, a limited liability company, and that he/she as such Member, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company by himself/herself as Member.

Witness my hand and official seal at office this 9th day of March, 2016.

Notary Public

Commission Expiration: 3/21/17

CAROL T BAKER
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY