This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 03/30/16 10:54 3 pgs
Fees:18.00 Taxes:329.30
20160330-0029897

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $89,000.00.

Affiant

Subscribed and sworn before me this the 28th day of March, 2016.

Notary Public
My commission expires: 3/20/18

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Joshua Southards	NEW OWNER	059-10-0-206.00
3890 Crouch Drive		
Nashville, TN 37207		

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **JACQUELINE TURNER MOORE, TRUST AND JACQUELINE TURNER MOORE, INDIVIDUALLY**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **JOSHUA SOUTHARDS AND BRYN SOUTHARDS, HUSBAND AND WIFE**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in **Davidson** County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 621 on the Plan of Section Five, Phase One, Haynes Manor of record in Plat Book 4460, Page 35, 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 Jacqueline Turner Moore, Trustee of that certain revocable Trust Agreement of Jacqueline Turner Moore dated the 9 day of May 2006 by Quitclaim deed from Jacqueline Turner Moore, formerly Jacqueline Turner of record in Instrument No. 2006515-0056545 Register's Office for Davidson County, Tennessee, dated May 09, 2006 and recorded on May 15, 2006. (Value of consideration shown in aforementioned deed $0.00.)

Subject to all Easements and Restrictions of record.

THIS IS _XX_ IMPROVED ____UNIMPROVED PROPERTY KNOWN AS 3890 Crouch Drive, 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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 my hand this the 28th day of March, 2016.

Jacqueline Turner Moore, Trust

BY: Jacqueline Turner Moore Trustee
Trustee

Jacqueline Turner Moore
Jacqueline Turner Moore

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **Jacqueline Turner Moore**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon her oath acknowledged herself to be the Trustee of the within named bargainor, a Revocable Trust, and that she as such Trustee, executed the foregoing instrument for the purposes therein contained by signing the name of the Revocable Trust by the said **Jacqueline Turner Moore** such Trustee.

Witness my hand and official seal on this the 15th day of March, 2016.

My Commission Expires: 9/10/16

Notary Public

CAVAN MCCANN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Jacqueline Turner Moore, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 28th day of March, 2016.

My commission expires: 9/10/16

Notary Public

CAVAN MCCANN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

True Copy Certification

I, Cari Mule' do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration therewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Pam Smithson, a notary public for this county and state, Cari Mule', who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 03/20/2018

