AFTER RECORDING RETURN TO:
GODEEDS, INC.
ATTN: LEGALZOOM DEPT.
8940 MAIN STREET
CLARENCE, NY 14031
File No. 516590211-42601594

This document prepared by:
JOHN O. WINDSOR, ESQ.
1775 LELIA DRIVE SUITE E (2ND FLOOR)
JACKSON, MS 39216
866-333-3081

Davidson County DEEDQC
Recvd: 04/04/16 15:28 5 pgs
Fees:27.00 Taxes:0.00
20160404-0032062

Tax ID No.: 147-08-0-172

QUIT CLAIM DEED

THIS DEED made and entered into on this 21st day of MARCH, 20 16, by and between **JAMES D. MOORE, A SINGLE MAN WHO TOOK TITLE AS UNMARRIED**, a mailing address of 313 FLORA MAXWELL RD, NASHVILLE TN 37211, hereinafter referred to as Grantor(s) and **JAMES D. MOORE, A SINGLE MAN AND RICHARD G. RYDER, A SINGLE MAN, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**, a mailing address of 313 FLORA MAXWELL RD, NASHVILLE TN 37211, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ZERO and NO/100 ($0.00) DOLLARS, cash in hand paid, the receipt of which is hereby acknowledged, have this day remise, release, quitclaim and convey to the said Grantee(s) the following described real estate located in DAVIDSON County, TENNESSEE:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

Also known as: 313 FLORA MAXWELL RD, NASHVILLE, TN 37211

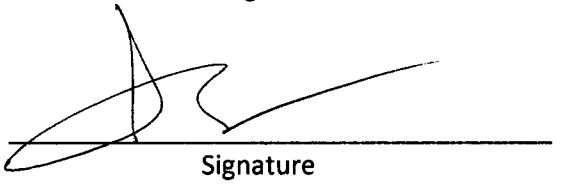
SUBJECT TO EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, AND LIMITATIONS OF RECORD, IF ANY.

Being the same property conveyed to the Grantor(s) in a prior Deed recorded under BOOK 10224 PAGE 233, recorded on 10/14/1996 in DAVIDSON County, TENNESSEE.

And that said conveyance does not render the Grantor(s) insolvent nor is it for the purpose of defrauding any of the creditors of the Grantor(s).

TRUE COPY CERTIFICATION

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

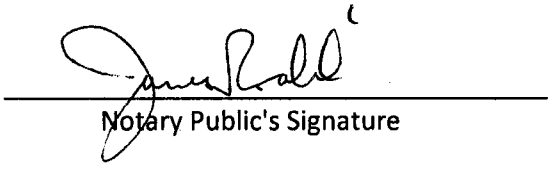


Signature

STATE OF NEW YORK

COUNTY OF ERIE

Personally appeared before me, JIM ROALDI, a notary public for this country and state, FRANK DEC, who acknowledges that this certification of an electronic document is true and correct and who signature I have witnessed.



Notary Public's Signature

My Commission Expires 6/6/17

Notary's Seal

JAMES ROALDI
Notary Public, State of New York
Qualified in Erie County
Commission Expires June 06, 2017

Tax ID No.: 147-08-0-172

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

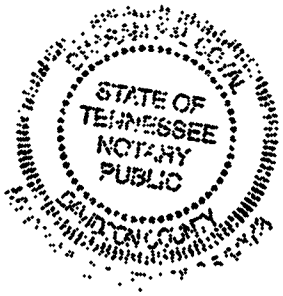
James D. Moore
JAMES D. MOORE

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned notary public of the aforesaid County and State, JAMES D. MOORE, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at offices, the 21st day of MAR, 2016.

Notary Public
My Commission expires: 05/08/2018



VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of knowledge, information, and belief of the Affiant, that the actual consideration for this transfer is $0.00.

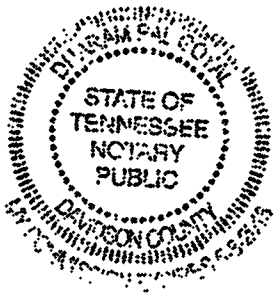
James D Moore

JAMES D. MOORE

STATE OF TN
COUNTY OF Davidson

Sworn to before me this 21st day of MAR, 2016.

Notary Public
My Commission Expires: 05/08/2018



Name and address for person(s) responsible for taxes:

JAMES D. MOORE AND RICHARD G. RYDER
313 FLORA MAXWELL RD
NASHVILLE TN 37211

Name and address of property owner:

JAMES D. MOORE AND RICHARD G. RYDER
313 FLORA MAXWELL RD
NASHVILLE TN 37211

EXHIBIT A
LEGAL DESCRIPTION

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING A TRACT OR PARCEL OF LAND LYING IN THE FIRST CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, AND BEING THE EASTERLY 50.0 FEET OF LOT NO. 13 AND THE WESTERLY 25.0 FEET OF LOT NO. 14 ON THE PLAN OF THE H. CHESTER MAXWELL PROPERTY (NOT OF RECORD) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEASTERLY CORNER OF THE PROPERTY CONVEYED TO WILLIAM E. DAVIS, AS RECORDED IN DEED BOOK 3405, PAGE 578, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, SAID POINT OF BEGINNING BEING THE SOUTHWESTERLY CORNER OF THE HEREIN DESCRIBED PROPERTY AND LYING ON THE NORTH SIDE OF FLORA MAXWELL ROAD; THENCE LEAVING SAID NORTH SIDE OF SAID ROAD AND RUNNING IN A NORTHERLY DIRECTION A DISTANCE OF 115.3 FEET (DEED) TO THE NORTHWESTERLY CORNER OF THE HEREIN DESCRIBED TRACT; THENCE RUNNING IN AN EASTERLY DIRECTION A DISTANCE OF 75.0 FEET (DEED) TO THE NORTHEASTERLY CORNER OF THE HEREIN DESCRIBED PROPERTY; THENCE RUNNING IN A SOUTHERLY DIRECTION A DISTANCE OF 115.3 FEET (DEED) TO A POINT ON THE NORTH SIDE OF FLORA MAXWELL ROAD, SAID POINT BEING THE SOUTHEASTERLY CORNER OF THE HEREIN DESCRIBED PROPERTY; THENCE RUNNING WITH THE NORTH SIDE OF SAID ROAD IN A WESTERLY DIRECTION A DISTANCE OF 75.0 FEET (DEED) TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO RICHARD G. RYDER BY DEED FROM PACE PROPERTIES, INC., OF RECORD IN BOOK 7566, PAGE 944, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

APN: 147-08-0-172

PROPERTY COMMONLY KNOWN AS: 313 FLORA MAXWELL RD, NASHVILLE, TN 37211