THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 16026649** BILL GARRETT, Davidson County Trans:T20160027505 DEEDWARR Recvd: 04/05/16 11:27 2 pgs Fees:13.00 Taxes:629.00 20160405-0032462	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $170,000.00. Affiant Subscribed and sworn to before me, this 4th day of April, 2016. Notary Public My Commission Expires:

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

WARRANTY DEED

Address New Owner: Rita Lillian Coates 236 Nunley Drive Nashville TN 37211-3842	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 13307029100

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Gayla M. Moore, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Rita Lillian Coates, unmarried**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 112 on the plan of Valley View Meadows, Section Three, of record in Book 3700, Page 93, Register's Office for said County

Said Lot No. 112 fronts 80.0 feet on the Northeasterly margin of Nunley Drive and extends back 272.65 feet on the Northwesterly line and 253.41 feet on the Southeasterly line to a dead line in the rear, measuring 82.28 feet thereon.

Being the same property conveyed to James D. Moore and wife, Gayla M. Moore by Warranty Deed from James Seth Tidwell and wife Pauline Comer Tidwell, recorded on the 28th day of May, 1975 in Deed Book 4916, Page 330, in the Register's Office of Davidson County, Tennessee.

James D. Moore having died August 29th, 2015 in ~~Davidson~~ Lincoln County, Tennessee. His interest in the property having passed to Gayla M. Moore as the surviving tenant by the entirety.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2016 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of VALLEY VIEW MEADOWS, SECTION THREE, as recorded in Plat Book 3700, Page(s) 93.

This is improved property located at 236 Nunley Drive Nashville, TN 37211-3842.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 4th day of April, 2016.

Gayla M. Moore

Gayla M. Moore

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Gayla M. Moore, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 4th day of April, 2016.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES
SEPTEMBER 10, 2018