STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, is $45,000.00 (Forty Five Thousand).

AFFIANT

Subscribed to and sworn before me this 8th day of April, 2016.

NOTARY PUBLIC MY COMMISSION EXPIRES:

JEFFREY M. GRISSIM STATE OF TENNESSEE NOTARY PUBLIC (NOTARY SEAL) DAVIDSON COUNTY

My Commission Expires OCT. 18, 2016

BILL GARRETT, Davidson County
Trans: T20160029615 DEEDWARR
Recvd: 04/12/16 11:15 2 pgs
Fees: 13.00 Taxes: 166.50
20160412-0034937

THIS INSTRUMENT PREPARED BY
AND PLEASE RETURN TO:
GRISSIM TITLE & ESCROW, LLC.
1222 17th Avenue South, Nashville, TN. 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Jeremiah Downey 8686 Poplar Creek Road Nashville, TN 37221	Same as New Owner	14000005600

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, **MARLENE MOORE, AN UNMARRIED WOMAN,** HEREINAFTER CALLED THE **GRANTOR(S),** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **JEREMIAH DOWNEY AND ALEAH DOWNEY, HUSBAND AND WIFE,** HEREINAFTER CALLED THE **GRANTEE(S),** THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO WIT:

Land in the 2nd Civil District of Davidson County, Tennessee, being described according to a survey by J. Bruce Rainey, Surveyor #823, dated July 25, 1995, known as Job #950094, more particularly described as follows:

Beginning at an iron pin set in the center of a 50' joint use ingress, egress and public utility easement, said point of beginning being the Southern most corner of the herein described Tract and also being the Western most corner of Tract 10, the Heath Property, division not of record, and also being in the Easterly line of Tract 8 of said division; thence, with the line of Tract 8 and with the center line of the 50' joint use ingress, egress and public utility easement, the following calls: North 41°, 46', 56", West 125.78' to an iron pin; thence, North 17°, 03', 48", West 110.77' to an iron pin; thence, North 14°, 56', 12", West 96.70' to an iron pin; thence, North 09°, 01', 40", West 164.22' to an iron pin; thence, leaving the center line of said 50' joint use ingress, egress and public utility easement, North 87°, 00', 00", West 251.75' to an iron pin in the line of the Westinghouse Credit Property of record in Book 8230, Page 001, R.O.D.C., TN; thence, with Westinghouse Credit Property line, North 03°, 00', 00", East 360.12' to an iron pin; thence, South 86°, 48', 28", East 649.84' to an iron pin; thence, South 03°, 00', 00", West 528.00' to an iron pin; thence, with the line of Tract 10 of said Division, South 39°, 56', 47", West 345.20' to the point of beginning, containing 8.11 acres, more or less.

Included in this description is a 50' joint use ingress, egress and public utility easement as set forth above. Additionally, there is a 15' public utility easement immediately East of and adjacent to the said 50' joint use ingress, egress and public utility easement.

Being the same property conveyed to Richard W. Moore and wife, Marlene Moore by deed from Lloyd Franklin Greene of record in Book 9778, Page 310, dated August 21, 1995 and recorded August 30, 1995, Register's Office for Davidson County, Tennessee. The said Richard W. Moore having since died on June 13, 2012, leaving his spouse, Marlene Moore as sole grantor.

Being also known as 8688 Poplar Creek Road, Nashville, Tennessee 37221.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:	( ) IMPROVED (**X**) UNIMPROVED	Property known as: **8688 POPLAR CREEK ROAD** **NASHVILLE, TN 37221**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns, forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

LTSR Number: GTE File: 2016044162

WITNESS, this 8th day of April, 2016

Marlene Moore

Marlene Moore

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 8th day of April, 2016, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Marlene Moore** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged she executed the within instrument for the purposed therein contained.

Witness my hand and official seal on this the 8th day of April, 2016.

Notary Public

Commission Expires: _____

JEFFREY M. GRISSIM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires OCT. 18, 2016

LTSR Number:

GTE File: 2016044162