WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $590,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of April, 2016.

Notary Public

MY COMMISSION EXPIRES: 2/24/18
(AFFIX SEAL)

File No. 0001826

JENNIFER CROWELL STATE OF TENNESSEE NOTARY PUBLIC LEWIS COUNTY

THIS INSTRUMENT WAS PREPARED BY
Mortgage One & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Torre Forrest	Torre Forrest	083-14-0-136-00
(NAME)	(NAME)	
1703 Fatherland Street	P.O. Box 504	
(ADDRESS)	(ADDRESS)	
Nashville, TN, 37206	Big Sur, CA 93920	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Mariana Curry Moore, unmarried** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Torre Forrest, an unmarried woman,** HEREINAFTER CALLED THE GRANTEE, 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, being Lot No. 47 on the Plan of Block "A" of Priest Home Place Subdivision of record in Plat Book 161, Page 102, 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 Mariana Curry Moore, unmarried by Warranty Deed from Garafola Properties, LLC, a Tennessee limited liability company, of record in Instrument No. 20150505-0040702, Register's Office for Davidson County, Tennessee, dated April 30, 2015 and recorded on May 05, 2015.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) taxes for 2016 which have been pro-rated between the parties and assumed by the Grantee herein; and (3) All matters shown on the Plan of record, Register's Office for DAVIDSON County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 1703 Fatherland Street, Nashville, TN 37206

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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

BILL GARRETT, Davidson County
Trans:T20160032009 DEEDWARR
Recvd: 04/19/16 13:59 2 pgs
Fees:13.00 Taxes:2183.00
20160419-0037809

Witness my hand this 15th day of April, 2016.

Mariana Curry Moore

STATE OF ~~TENNESSEE~~ Alabama
COUNTY OF Mobile

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Mariana Curry Moore, the bargainor(s), with whom I am personally acquainted (or proved to me his/her identity on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand this 15th day of April, 2016.

AIMEE RECTOR NOTARY PUBLIC ALABAMA STATE AT LARGE

Notary Public

My commission expires: 9/15/19

RETURN RECORDED DOCUMENTS TO:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206