WARRANTY DEED

CARLA R. DILLARD ★ NOTARY PUBLIC AT LARGE ★ RUTHERFORD COUNTY, TENNESSEE

State of Tennessee
County of Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $25,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: ~~March 13, 2019~~ 12-8-19

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stones River Title, LLC, 752 South Church Street, Murfreesboro, TN 37130

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Nikkin Construction, LLC		134130228.00
(NAME)	(NAME)	
817 Shadow Stone Pl	Same	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Linda Moore,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Nikkin Construction, LLC,** hereinafter called the GRANTEES, 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. 354 on the Plan of Hillbrook Estates, Section 6, of record in Plat Book 4175, Page 7, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Hollis I. Moore, Jr. by Deed dated February 26, 1993 from Thomas Hayes Holland, II and wife, Rebecca Jo Holland of record in Book 8876, Page 421 in the Register's Office for Davidson County, Tennessee. Hollis I. Moore, Jr. having since died on interstate on March 18, 2006 leaving Mary Linda Moore the owner fee simple as the sole surviving heir by its entirety.

unimproved ☑

This is improved ☐ property, known as 277 Largo Drive, Nashville, TN 37211
(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.

Witness my/our hands this 15th day of April, 2016.

BILL GARRETT, Davidson County
Trans: T20160036574 DEEDWARR
Recvd: 05/03/16 11:20 2 pgs
Fees: 13.00 Taxes: 92.50

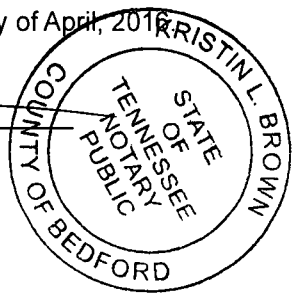
20160503-0043417

Linda Moore

State of Tennessee
County of Rutherford

Personally appeared before me Linda Moore, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 15th day of April, 2016.



Notary Public Kristin L. Brown
My Commission Expires: March 13, 2019

File No.: 21162