This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

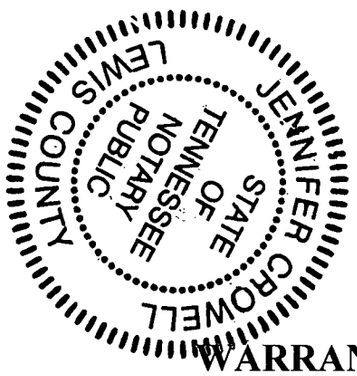
STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $290,000.00.

Affiant

Subscribed and sworn before me this the 31st day of May, 2016.

Notary Public
My commission expires: 2/24/18



WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Grady B Proctor, II	Farmington Mortgage, div of CapStar Bank	083-01-0-353.00
928 Phillips St.	2002 Richard Jones Rd, Suite 300A	
Nashville, TN 37208	Nashville, TN 37215	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, ELISA MOORE AND MICHAEL MOORE, WIFE AND HUSBAND, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to GRADY B PROCTOR, II, AN UNMARIED MAN, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 17 on the Plan of J.B. Hancock's East End Addition, of record in Plat Book 57, Page 133, 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 Emily K. Nourse Connelly, unmarried by Warranty Deed from William H. Connelly, unmarried, of record in Instrument No. 20091027-0099185, Register's Office for Davidson County, Tennessee, dated October 23, 2009 and recorded October 27, 2009.
(Value of consideration shown in aforementioned deed $125,000.00.)

Being the same property conveyed to Elisa Moore and Michael Moore, wife and husband by Warranty Deed from Emily K. Nourse, unmarried, of record in Instrument No. 20140904-0080717, Register's Office for Davidson County, Tennessee, dated August 26, 2014 and recorded on September 04, 2014.
(Value of consideration shown in aforementioned deed $225,000.00.)

Being also known as 1120 Sharpe Avenue, Nashville, TN 37206.

Subject to all Easements and Restrictions of record.

THIS IS ✓ IMPROVED PROPERTY KNOWN AS 1120 Sharpe Avenue, Nashville, TN 37206.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 31st day of May, 2016.

Elisa Moore by Sydney Poe Attorney in Fact
Elisa Moore
By Sydney Poe As Attorney In Fact

Michael Moore by Sydney Poe Attorney in Fact
Michael Moore
By Sydney Poe As Attorney In Fact

BILL GARRETT, Davidson County
Trans:T20160046406 DEEDWARR
Recvd: 06/02/16 10:09 2 pgs
Fees:13.00 Taxes:1073.00
20160602-0055481

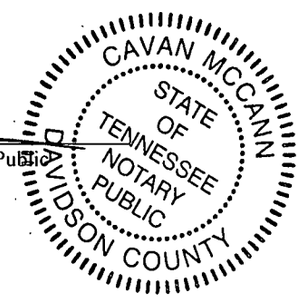
STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 31st day of May, 2016, before me, the undersigned Notary Public in and for said County and State, personally appeared Sydney Poe with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Elisa Moore by Specific POWER OF ATTORNEY dated May 12, 2016, and who acknowledged that he executed the same as the free act and deed of Elisa Moore.

Witness my hand and official seal of office this 31st day of May, 2016.

My Commission Expires: 9/10/18

Notary Public



STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 31st day of May, 2016, before me, the undersigned Notary Public in and for said County and State, personally appeared Sydney Poe with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Michael Moore by Specific POWER OF ATTORNEY dated May 12, 2016, and who acknowledged that he executed the same as the free act and deed of Michael Moore.

Witness my hand and official seal of office this 31st day of May, 2016.

My Commission Expires: 9/10/18

Notary Public

