PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

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Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

BILL GARRETT, Davidson County
Trans:T20160058335 DEEDWARR
Recvd: 07/08/16 12:15 3 pgs
Fees:18.00 Taxes:1961.00
20160708-0070098

W & I Ref: (DM) Title No.: 58444

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Steven E. Moore Rebecca N. Moore 2503 Sharondale Drive Nashville, TN 37215	NEW OWNER

TAX MAP PARCEL NUMBERS: 1170016000

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$530,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Venite Partnership**, a Delaware partnership, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Steven E. Moore and wife, Rebecca N. Moore,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being part of of Lot No. 1 in the Plan of Farm Lands of Samuel Watkins, deceased, as of record in Book 57, p age 16, Register's Office for said County.

Being Lot No. 9, Block 2, a Development of Stokes Tract, as of record in Book 974, page 24, said Register's Office, as follows:

Said lot fronts 75 feet on the southerly side of Sharondale Road, now known as Sharondale Drive, running back on the easterly side 271.5 feet, on the westerly side 268 feet and measures 73.6 feet in the rear.

Being the same property conveyed to Venite Partnership, a Delaware partnership by Warranty Deed from Peter B. Halverstadt and wife, Barbara D. Halverstadt, dated April 24, 2012 and recorded on April 25, 2012 of record in Instrument No. 20120425-0035382, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2016, and subsequent years; The Plan, with Owner's Certificate, of record in Book 974, page 24, said Register's Office, which Plan shows a minimum building setback line from Sharondale Drive of an undetermined length. Easement for sanitary sewers and/or storm drainage to the Metropolitan Government of Nashville and Davidson County, Tennessee, by instrument of record in Book 4058, page 551, said Register's Office.

This instrument is executed on behalf of **Hugh F. Halverstadt and R. Craig Endicott**, by **William E. Blackstone**, pursuant to a Power of Attorney executed by them on the 22nd day of June, 2016, of record in Instrument No. 20160708-0070097, Register's Office for Davidson, County, Tennessee. The affidavit of said Attorney in Fact is attached as "Exhibit A' to this instrument and incorporated herein by reference

This is improved property, known as 2503 Sharondale Drive, Nashville, TN 37215

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 5th day of July, 2016

Venite Partnership
By:

Hugh F. Halverstadt, General Partner by William E. Blackstone, Attorney in Fact
Hugh F. Halverstadt, General Partner by William E. Blackstone, Attorney-In-Fact

By:

R. Craig Endicott, General Partner by William E. Blackstone, Attorney in Fact
R. Craig Endicott, General Partner by William E. Blackstone, Attorney-In-Fact

State of Tennessee

County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, **William E. Blackstone,** with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Hugh F. Halverstadt and R. Craig Endicott**, as Attorney-in-Fact, as the free act and deed of the said Principal(s).

Witness my hand and official seal at Nashville, Tennessee, this 5th day of July, 2016

My Commission Expires: CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 1-8-2019

Notary

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $530,000.00.

Affiant

Sworn and subscribed before me this 7th day of July, 2016.

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary

My Commission Expires: 10/18/16

EXHIBIT "A"
To
Warranty Deed

FROM: Venite Partnership

TO: Steven E. Moore and Rebecca N. Moore

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as attorney-in-fact for the principal(s) thereon shown.

2. That this execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. Pursuant to the provisions of *Tennessee Code Annotated,* Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by a principal's death, disability, or incapacity.

Further the Affiant Saith not.

William E. Blackstone, Affiant

Sworn to and subscribed before me this 5th day of July, 2016

Notary Public

My Commission Expires:

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019