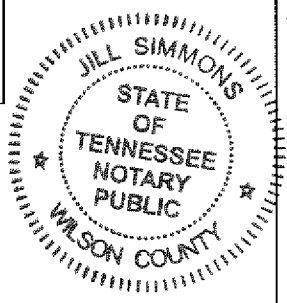
WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/11/16 15:53 3 pgs
Fees:18.00 Taxes:314.50
20160711-0070942



STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $85,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of July, 2016.

Notary Public

MY COMMISSION EXPIRES: 9/4/19

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Alpine, LLC	Alpine, LLC	043-07-0-039.00
(NAME)	(NAME)	
2000 Mallory Lane, Suite 130-58	2000 Mallory Lane, Suite 130-58	
(ADDRESS)	(ADDRESS)	
Franklin, TN 37067	Franklin, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Teresa L. Moore, Trustee of the RTM Revocable Trust dated September 12, 2012**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Alpine, LLC**, hereinafter called the GRANTEE(S), 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. 58, on the plan of ANDERSON ESTATES, not of record, according to a survey made by Anderson and Gee Surveyors dated August 5, 1946 and described as follows: BEGINNING at a point in the easterly margin of McArthur Drive; thence east 136 feet being the line between Lots 57 and 58, of said unrecorded plan; thence south 65 feet to a point; thence west 136 feet to a point; thence north 65 feet running with the margin of said McArthur Drive to the point of beginning.

Being the same property conveyed to Marvin T. Moore and wife, Teresa L. Moore by Warranty Deed from Margrett L. Hesson, Trustee of the Amended and Restated Margrett L. Hesson Revocable Trust u/a/d March 13, 2008, dated April 29, 2009 and recorded May 04, 2009 of record in Instrument No. 20090504-0040653, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Marvin T. Moore and Teresa L. Moore, Co-Trustees of the MTM Revocable Trust by Quit Claim Deed from Marvin T. Moore and Teresa L. Moore, dated September 07, 2012 and recorded September 12, 2012 of record in Instrument No. 20120912-0082945, Register's Office for Davidson County, Tennessee. Marvin T. Moore died on February 13, 2013.

Subject to: (1) All matters shown on the boundary survey of record in Plat Book 1130, Page 37, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 325 Mcarthur Drive, Madison, TN 37115
(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 GRANTEE(S), 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), 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 8th day of July, 2016.

Teresa L. Moore

MTM Revocable Trust dated September 7, 2012

By: Teresa L. Moore, Trustee
Teresa L. Moore, Trustee

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Teresa L. Moore, with whom I am personally acquainted and who proved herself to be the Trustee of the MTM Revocable Trust dated September 7, 2012 and as an individual, the bargainor, and who, being authorized to do so, acknowledged she executed the foregoing instrument for the purposes therein contained.

Tracey Trumphour
Notary Public
My Commission Expires: 8.14.17

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

TRUE COPY CERTIFICATION

I, Kimie Perry, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, Liz Jones, a notary public for this county and state, Kimie Perry who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Liz Jones
Notary's Signature

My Commission expires: 8-14-17
Notary Seal (if on paper)

LIZ JONES
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY