BILL GARRETT, Davidson County
Trans: T20160060309 DEEDWARR
Recvd: 07/14/16 09:43 3 pgs
Fees: 18.00 Taxes: 1072.63
20160714-0072173

THIS INSTRUMENT PREPARED BY:

Midtown Title, LLC

1704 Charlotte Avenue, #105

Nashville, Tennessee 37203

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $289,900.00

Affiant

Subscribed and sworn to before me, this the 7th day of July, 2016.

Notary Public

My Commission Expires: 6/19/18

Emily Kornbau
State of Tennessee Notary Public
Sumner County
My Commission Expires June 19, 2018

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Tyler E Ames 2121 Acklen Ave Unit 9 Nashville, TN 37212	new owner ←	104-11-B-9.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Roy L. Moore and/or Pamela V. Moore, Trustees, or their successors in trust, of the Roy L. Moore Trust, under agreement dated December 10, 2003, a one-half undivided interest and Pamela V. Moore and/or Roy L. Moore, Trustees, or their successors in trust, of the Pamela V. Moore Trust, under agreement dated December 10, 2003, a one-half undivided interest,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Tyler E Ames a unmarried man,** 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:

Being a certain condominium apartment situated in Davidson County, Tennessee, being **Unit No. 9** of the Hillsboro Square, Revised Condominium Site Plan, a horizontal property regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and established by a Master Deed for Hillsboro Square Condominiums, of record in Book 6111, page 649, and in Book 6170, page 495, Register's Office for Davidson County, Tennessee, including, without limitation, the By-Laws appended thereto, of record in Book 6111, page 680, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the plan of Hillsboro Square Condominiums, of record in Book 5800, page 260, and corrected in Book 6157, page 571, said Register's Office, for further identification and placement of such Unit.

Being the same property conveyed to Roy L. Moore and/or Pamela V. Moore, Trustees, or their successors in trust, of the Roy L. Moore Trust, under agreement dated December 10, 2003, a one-half undivided interest and Pamela V. Moore and/or Roy L. Moore, Trustees, or their successors in trust, of the Pamela V. Moore Trust, under agreement dated December 10, 2003, a one-half undivided interest by Quitclaim Deed from Roy L. Moore and wife, Pamela V. Moore, dated March 21, 2006, recorded March 27, 2006, of record in Instrument No. 20060327-0034148, Register's Office for Davidson County, Tennessee.

This is improved property located at: 2121 Acklen Avenue, Unit 9, Nashville, TN 37212

This conveyance is made subject to (1) Property taxes for the year 2016 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes. (2) all applicable zoning ordinances (3) utility, sewer, drainage and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (5) building restrictions, and (6) other matters of public record.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 7th day of July, 2016.

Roy L. Moore Trust,
under Agreement dated December 10, 2003

By: Roy L Moore, Trustee
Roy L. Moore, Trustee

By: Pamela V. Moore, Trustee
Pamela V. Moore, Trustee

Pamela V. Moore Trust,
under Agreement dated December 10, 2003

By: Pamela V. Moore, Trustee
Pamela V. Moore, Trustee

By: Roy L Moore, Trustee
Roy L. Moore, Trustee

STATE OF Minnesota

COUNTY OF Ramsey

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Roy L. Moore and Pamela V. Moore, with whom I am personally acquainted and who, upon oath, acknowledged themselves to be the Trustees of the Roy L. Moore Trust, the within named bargainor, a trust, and that they as such Trustees, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by personally signing the name of the Trust, by the said Roy L. Moore and Pamela V. Moore as its Trustees.

WITNESS my hand and seal at office this 7th day of July, 2016.

Diane L Monson
Notary Public
My Commission Expires: 1-31-2020

DIANE L MONSON
Notary Public
Minnesota
My Commission Expires January 31, 2020

STATE OF Minnesota

COUNTY OF Ramsey

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Pamela V. Moore and Roy L. Moore, with whom I am personally acquainted, and who, upon oath, acknowledged themselves to be the Trustees of the Pamela V. Moore Trust, the within named bargainor, a trust, and that they as such Trustees, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by personally signing the name of the Trust, by the said Pamela V. Moore and Roy L. Moore as its Trustees.

WITNESS my hand and seal at office this 7th day of July, 2016.

Diane L Monson

Notary Public

My Commission Expires: 1-31-2020

DIANE L MONSON
Notary Public
Minnesota
My Commission Expires January 31, 2020