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

BILL GARRETT, Davidson County
Trans: T20160060525 DEEDWARR
Recvd: 07/14/16 14:28 2 pgs
Fees: 13.00 Taxes: 469.90

20160714-0072494

STATE OF ~~TENNESSEE~~ New York
COUNTY OF ~~DAVIDSON~~ Ulster

The actual consideration or ~~value~~, whichever is greater is $427,000.00.

Affiant

Subscribed and sworn before me this the 23rd day of June, 2016.

Notary Public
My commission expires: May 2, 2020

KRISTEN M. GOTTSTINE
Notary Public, State of New York
Reg #: 01GO6341312
Qualified in Ulster County
Commission Expires May 2, 20 20

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
David A. Moore 204 Rivergate Parkway Goodlettsville, TN 37072	DAVID A. MOORE 204 RIVERGATE PARKWAY GOODLETTSVILLE, TN, 37072	026-05-0-107.00

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, STEVEN GEORGE DUFFY, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to DAVID A. MOORE, 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. 11, Block I on the Plan of Fourth Addition Roscoe Place of record in Plat Book 843, Page 74, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Together with the above description is conveyed interest to all of that property granted from the City of Goodlettsville, of record in City Ordinance No. 76-203.

Being the same property conveyed to CWD Properties, LLC by Quitclaim deed from Carla W. Duffy of record in Instrument No. 20060328-0034946 Register's Office for Davidson County, Tennessee, dated March 17, 2006 and recorded on March 28, 2006.

Being the same property conveyed to Steven George Duffy by Quitclaim deed from Carla W. Duffy, DBA CWD Properties, LLC of record in Instrument No. 20160608-0057774 Register's Office for Davidson County, Tennessee, dated April 26, 2016 and recorded on June 8, 2016.

Being also known as 204 Rivergate Parkway Goodlettsville, Tennessee 37072.

Subject to all Easements and Restrictions of record.

THIS IS _X_ IMPROVED ___UNIMPROVED PROPERTY KNOWN AS 204 Rivergate Parkway, Goodlettsville, TN 37072.

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 23rd day of June, 2016.

Steven George Duffy

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Steven George Duffy, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 23rd day of June, 2016.

Kristen Gottstine
Notary Public
My commission expires: May 2, 2020

KRISTEN M. GOTTSTINE
Notary Public, State of New York
Reg #: 01GO6341312
Qualified in Ulster County
Commission Expires May 2, 2020