Box 14

28701-8 Box 14

BILL GARRETT, Davidson County
Trans:T20160069185 DEEDWARR
Recvd: 08/10/16 09:59 2 pgs
Fees:13.00 Taxes:1137.75
20160810-0083106

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$307,500.00.**

Kathy Goodson
Affiant

Subscribed and sworn to before me, this the 8th day of August, 2016.

Anna Agee
Notary Public

My commission expires: 5-8-18
(AFFIX SEAL)

ANNA AGEE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
GREENVUE TITLE & ESCROW, LLC
2207 Crestmoor Road, Suite 101
Nashville, TN 37215

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Alison B. Beale	SunTrust Mortgage, Inc.	**part of 090-08-0-229.00 (2016)**
718 Croley Drive	Pmt Processing, PO Box 79041	090-08-0-G-001.00co (2017)
Nashville, TN 37209	Baltimore, MD 21279-0041	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

MOORE HOMES LLC, A TENNESSEE LIMITED LIABILITY COMPANY

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Walter Beale, IV and Alison B. Beale, husband and wife

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS:

Land in Davidson County, Tennessee, being Unit No. 722-A as shown on the plan of Declaration Establishing Croley Drive, a Townhouse, Planned Unit Development (Horizontal Property Regime with Private Elements), created under Title 67, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Declaration Establishing Croley Drive, a Townhouse, Planned Unit Development (Horizontal Property Regime with Private Elements) of record in Instrument No. 20160225-0018079, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declaration. Reference is hereby made to the plan of record, as set out on the Plot Plan to the Declaration Establishing Croley Drive, a Townhouse, Planned Unit Development (Horizontal Property Regime with Private Elements), of record in Instrument No. 20160225-0018079, Register's Office for Davidson County, Tennessee, for a more complete identification and description of said unit.

Being a portion of the same property conveyed to MOORE HOMES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from WEST NASHVILLE LIVING, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record in Instrument No. 20160125-0006884, dated January 21, 2016, said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved property known as 718 Croley Drive, Nashville, TN 37209.

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, his heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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, his 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/our ~~hand~~(s) this 8th day of August, 2016.

Moore Homes, LLC
By: Mark Edward Moore, Chief Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for the County and State aforesaid, personally appeared Mark Edward Moore, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be Chief Manager of Moore Homes, LLC, the within named bargainor, a Tennessee limited liability company, and that he as such being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company be himself as Chief Manager.

WITNESS my hand and seal, this the 8th day of August, 2016.

Notary Public

My commission expires: 8-20-2019

EMILY H. PROPHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY