BILL GARRETT, Davidson County
Trans:T20160070558 DEEDWARR
Recvd: 08/15/16 11:16 4 pgs
Fees:23.00 Taxes:949.05
20160815-0084737

THIS INSTRUMENT WAS PREPARED BY:
Joshua D. Hankins, Esq.
LAW OFFICE OF JOSHUA D. HANKINS
306 Northcreek Boulevard, Suite 202
Goodlettsville, Tennessee 37072
(615) 246-2544

GENERAL WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel Number(s):
Mark Moore 612 Wheatfield Court Nashville, Tennessee 37209	Mortgage Investors Group 8320 East Walker Springs Ln. Knoxville, Tennessee 37923	114-07-0B-006.00

FOR AND IN CONSIDERATION of the sum of Ten and 00/00 Dollars ($10.00), cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, SUZANNE MATTHEWS ESCUE, TRUSTEE of the Suzanne Matthews Escue Revocable Trust under Restated Revocable Trust Agreement dated June 9, 2014, and NATHAN D. ESCUE, as husband to Suzanne Matthews Escue (collectively, "Grantor"), have bargained and sold, and by these present, transfer and convey unto MARK MOORE, an unmarried man ("Grantee"), his heirs, successors and/or assigns, certain real property located in Davidson County, Tennessee, being more particularly described on Exhibit A attached hereto and incorporated herein by reference (the "Subject Property").

The Subject Property is improved property known as 612 Wheatfield Court, Nashville, Tennessee 37209. The Subject Property is conveyed to Grantee subject to the matters described on Exhibit B attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD said Subject Property with the appurtenances, hereditaments, estate, title and interest thereto belonging to Grantee, his heirs, successors and/or assigns, forever. Grantor covenants that, subject to the matters set forth above, Grantor is lawfully seized and possessed of said Subject Property in fee simple, has good right to convey it, and that same is unencumbered.

Grantor further covenants and binds themselves and their heirs to warrant and forever defend the title to the Subject Property to Grantee, his successors and/or assigns, against the lawful claims of all persons, except for claims arising out of the matters set forth above.

IN WITNESS WHEREOF, Grantor has hereunto set their signatures, this 12 day of August, 2016.

GRANTOR:

SUZANNE MATTHEWS ESCUE,
Trustee

NATHAN D. ESCUE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, JOSH HANKINS, a Notary Public of said County and State, personally appeared Suzanne Matthews Escue, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be Trustee of the Suzanne Matthews Escue Revocable Trust under Restated Revocable Trust Agreement dated June 9, 2014, the within named bargainor, a trust formed pursuant to the internal laws of the State of Tennessee, and that she as such Trustee executed the foregoing instrument for the purposes therein contained, by signing the name of the trust by herself as Trustee.

Witness my hand and seal, at Office in Nashville, Tennessee, this 12 day of August, 2016.

JOSH HANKINS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

Notary Public

My Commission Expires: 12/18/17

MY COMMISSION EXPIRES: DECEMBER 18, 2017

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, JOSH HANKINS, a Notary Public of said County and State, personally appeared NATHAN D. ESCUE, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained, by signing his name.

Witness my hand and seal, at Office in Nashville, Tennessee, this 12 day of August, 2016.

JOSH HANKINS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

Notary Public

My Commission Expires: 12/18/17

MY COMMISSION EXPIRES: DECEMBER 18, 2017

STATE OF TENNESSEE)
COUNTY OF Williamson)

The actual consideration for this transfer or value of property conveyed (whichever is greater) is Two Hundred Fifty-Six Thousand Five Hundred and 00/100 Dollars ($256,500.00).

AFFIANT

Sworn to and subscribed before me, this 18 day of August, 2016.

Notary Public

My Commission Expires: 3/25/18

KIM MURRAY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

EXHIBIT A

DESCRIPTION OF SUBJECT PROPERTY

BEING Lot 6 on the Plan of Section One, Westchase, of record in Instrument No. 20021203-0148525, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Suzanne Matthews Escue, Trustee of the Suzanne Matthews Escue Revocable Trust under Restated Revocable Trust Agreement dated June 9, 2014, by deed from Suzanne Matthews Escue, of record as Instrument No. 20140618-0053375, said Register's Office. Being also the same property conveyed to Suzanne Matthews Escue (formerly Suzanne E. Matthews) by deed from NVR, Inc., of record as Instrument No. 20030611-0080644, said Register's Office.

EXHIBIT B

EXCEPTIONS TO TITLE TO SUBJECT PROPERTY

1. General or special taxes and assessments required to be paid in the year 2016 and subsequent years.

2. All applicable governmental and zoning regulations.

3. Any encroachment, encumbrance, violation, variation, or adverse circumstances affecting the Subject Property that would be disclosed by an accurate and complete land survey of the Subject Property.

4. Matters contained in plan of record in Instrument No. 20021203-0148525, said Register's Office.

5. PUD Boundary Plat of record in Book 9700, page 521, said Register's Office.

6. Covenants, conditions and restrictions contained in instrument of record as Instrument No. 20021126-0146387, said Register's Office.

7. Conveyance of common areas to HOA by instrument of record as Instrument No.. 20060921-0117333, said Register's Office.

8. TVA Line Easement of record in Book 751, page 374, Book 787, page 13, Book 787, page 14, and Instrument No. 20100219-0012994, said Register's Office.

9. Sewer Line Easement of record in instrument No. 20021028-0131574, and Book 5222, page 720, said Register's Office.

10. Public Utilities Easement of record in Book 8626, page 852, and Instrument No. 20021104-0134795, said Register's Office.

11. Ingress and Egress Easement of record in Book 2482, page 315, said Register's Office.

12. Rules and Regulations of record in Instrument No. 20151210-0124243 and Instrument No. 20160308-0021966, said Register's Office.

13. Rights of others in and to the common areas and/or elements.