BILL GARRETT, Davidson County
Trans:T20160074613 DEEDWARR
Recvd: 08/26/16 09:47 2 pgs
Fees:13.00 Taxes:1125.44
20160826-0089426

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$304,174.00.**

Affiant

Subscribed and sworn to before me, this the 22nd day of August, 2016.

Notary Public

My commission expires: 8/18/2016
(AFFIX SEAL)

DANA DE... STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COU...

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

WARRANTY DEED

Kyle T. Ducharme and Megan Ducharme	Send Tax Bills To: new owner	Map-Parcel Numbers: **090-08-0G-400.00 CO**
724 Croley Drive		
Nashville, TN 37209		

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

KYLE T. DUCHARME AND MEGAN DUCHARME, 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 B as shown on the Plan of 724 Croley Drive Town Homes, attached as an Exhibit 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, to which plan reference is hereby made for a more complete and accurate legal description of said units.

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 724 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 22nd 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 22nd day of August, 2016.

Notary Public

My commission expires: 8.20.2019

EMILY H. PROPHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY