WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER **$355,000.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 30 DAY OF August, 2016

Notary Public

MY COMMISSION EXPIRES: January 6, 2020

(AFFIX SEAL)

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

THIS INSTRUMENT WAS PREPARED BY
Logos Realty Closing Services Inc.
301 S. Perimeter Park Dr., Suite 100
Nashville, TN 37211

ADDRESS OF NEW OWNER: AS FOLLOWS	SEND TAX BILLS TO:	MAP - PARCEL NO(S)
Matthew Carney	new owner	. 118-09-0-001.00
(Name)	(Name)	
1009 Battlefield Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans: T20160077183 DEEDWARR
Recvd: 09/02/16 11:20 2 pgs
Fees: 13.00 Taxes: 1313.50
20160902-0092571

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HERINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **GERALDINE R. MOORE, AN UNMARRIED WOMAN** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MATTHEW CARNEY, A SINGLE MAN** HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 6 on the Map showing the Subdivision of Lots Nos. 1 and 2 of Block 10, and Lots 1 and 2 of Block 11 on the Plan of Noelton, not of record, and described according to a copy of a survey thereof made in August, 1938, by W. B. Southgate, Surveyor, as follows:

Beginning at a point in the southerly margin of Battlefield Drive 464 feet west of the westerly margin of 10th Avenue South, being the common corner of Lots Nos. 6 and 7; thence with the line between said lots southerly 201.9 feet to a point; thence easterly 75 feet to a point, the common corner of Lots Nos. 5 and 6; thence with the line between said lots northerly 202.1 feet to the southerly margin of Battlefield Drive; thence with the margin of the same westerly 75 feet to the point of beginning.

Being the same property conveyed to CHARLES EDWARD MOORE AND WIFE, GERALDINE R. MOORE, by deed from JULIUS L. BAIRD AND WIFE, LELLA BAIRD, of record in Book 4266, page 803, dated September 6, 1968, said Register's Office.Said CHARLES EDWARD MOORE having since died on or about April 14, 2013, leaving GERALDINE R. MOORE as the surviving tenant by the entirety.

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. 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.

Executed by my hand this 30th Day of August 2016.

Geraldine R. Moore

STATE OF Tennessee

County OF Davidson

I, Maxine J. Rucker, a Notary Public for the County of Davidson and State of Tennessee, do hereby certify that Geraldine R. Moore, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 30th of August, 2016.

Notary Public

My Commission Expires: January 6, 2020

(SEAL)

MAXINE J. RUCKER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JAN. 6, 2020

Please return to
Logos Realty Closing Services Inc.
301 S. Perimeter Park Dr., Suite 100
Nashville, TN 37211