BILL GARRETT, Davidson County
Trans:T20160077294 DEEDWARR
Recvd: 09/02/16 13:09 2 pgs
Fees:13.00 Taxes:684.50
20160902-0092681

ADDRESS NEW OWNER:
Louise A. Moore

1918 Upland Dr.
Nashville TN 37216

SEND TAX BILL TO:
Republic Bank & Trust Company
200 S. 7th St., Suite 110
Louisville, KY 402606

MAP & PARCEL NOS.:
72-12-291.00

This instrument prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004
Nashville, TN 37229

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Mary Kathryn Goodwin, unmarried** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Louise A. Moore and Emily J. Moore, both unmarried** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 140, on the Plan of Section Two, Burchwood Gardens, as of record in Book 2900, Page 66, Register's Office for Davidson County, Tennessee, to which said plat reference is hereby made for a more complete and detailed description of said lot.

Being the same property conveyed to Mary Kathryn Goodwin from Chester L. Parsons and wife, Annie Louise Parsons, by Deed recorded in Book 3248, Page 455, Register's Office for Davidson County, Tennessee.

This is property with a common address of **1918 Upland Drive, Nashville, TN 37216**.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING:
(1) Property taxes for the current year and all subsequent years, taxes for the current year being prorated and payment of same being assumed by the Grantees.(2) All matters appearing on the Plan of record in Book 2900, Page 66, Register's Office for Davidson County, Tennessee.

MKG

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and Interests thereto belonging to the said Grantees, Grantees' successors and assigns, in fee simple forever.

And Grantors do covenant with the said 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 except as set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 31st day of August, 2016.

Mary Kathryn Goodwin

Mary Kathryn Goodwin

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Mary Kathryn Goodwin, unmarried,** with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this **31st** day of **August 2016.**

Notary Public
My Commission Expires:

CINDY S. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

File No. 1608-175

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater for this transfer is $185,000.00.

Affiant

Subscribed and sworn before me this 31st day of August, 2016.

Notary Public
My Commission Expires: _____

JO ANN HUTCHISON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Commission Expires JULY 2, 2018