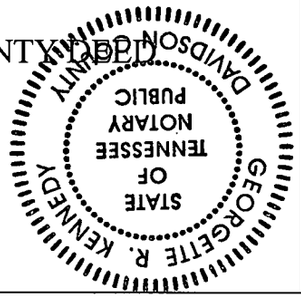
WARRANTY DEED	STATE OF TENNESSEE COUNTY OF WILLIAMSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$320,000.00** Affiant Subscribed and sworn to before me, this 23rd day of September, 2016 Notary Public MY COMMISSION EXPIRES: 03-07-17 (AFFIX SEAL)



THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thomas R. Schroader	NEW OWNER	172-01 0A
(NAME)	(NAME)	(MAP)
612 Copperfield Court	BILL GARRETT, Davidson County Trans:T20160084151 DEEDWARR Recvd: 09/26/16 09:58 2 pgs Fees:13.00 Taxes:1184.00 20160926-0100989	139.00-CO
(ADDRESS)		(PARCEL)
Brentwood, TN 37027-7619		
(CITY) (STATE) (ZIP)		

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, John Paul Moore and Sherron Moore Borders, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Thomas R. Schroader and Suzanne Hale Schroader, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 139 on the Plan of Copperfield, Revised of record in Plat Book 6900, Page (s) 555 through 559, inclusive, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to John H. Moore and wife Nell C. Moore by Warranty Deed from Homes By Heritage, Inc., a Tennessee corporation of record in Book 8073, page 404, Register's Office for Davidson County, Tennessee. John H. Moore died on January 9, 2004. Nell C. Moore having since died on December 8, 2016. The title is now vested in John Paul Moore and Sherron Moore Borders, under her Last Will and Testament under Docket #16P67, in the Probate Court for Davidson County, Tennessee.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, known as: 612 Copperfield Court, Brentwood, Tennessee 37027-7619

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.

Witness my/our hand(s) this 23rd day of September, 2016.

John Paul Moore

Sherron Moore Borders

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared John Paul Moore and Sherron Moore Borders, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be the within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 23rd day of September, 2016.

Notary Public

My Commission Expires: 5/9/2019

John M. Wells
State of Tennessee Notary Public
Davidson County