BILL GARRETT, Davidson County
Trans: T20160087079 DEEDWARR
Recvd: 10/04/16 10:29 2 pgs
Fees: 13.00 Taxes: 804.75
20161004-0104367

Prepared By & Return To:
Tennessee Title Services, LLC
101 Springhouse Court, Suite 202
Hendersonville, TN 37075
16-0926HV

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $217,500.00.

Deedra B Walker
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 29th day of September, 2016.

D. SHAYNE ADAIR STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public
Commission Expires: 6/24/2018

Address of New Owner	Send Tax Bills To:	Map & Parcel
James E. Moore 4723 Danby Drive Nashville, TN 37211	MORTGAGE INVESTORS GROUP 8320 EAST WALKER SPRINGS LN STE 200 KNOXVILLE, TN 37932	147-01-0-020.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Pamela Clymer Huey, married

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

James E. Moore and Autumn Moore, 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, TO-WIT:

LAND in Davidson County, Tennessee, being Lot No. 340 on the Plan of Caldwell Hall, Section Three, as of record in Book 2900, Page 131, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

BEING the same property conveyed to Pamela Clymer Huey, by Quitclaim Deed from Pamela Clymer Huey, Executrix and Sole Beneficiary of the Estate of Nancy S. Clymer, deceased, dated 11/25/14 and recorded 12/1/14 in Instrument No. 20141201-0109973, as corrected by Scrivener's Affidavit dated 1/8/15 and recorded 1/20/15 in Instrument No. 20150120-0005161; and being the same property previously conveyed to Olan M. Clymer and wife, Nancy S. Clymer, by Warranty Deed from Richard Hale Shirley and wife, Norma Jean Shirley, dated 7/25/66 and recorded 8/1/66 in Book 4042, Page 193, in the Register's Office of Davidson County, Tennessee. The said Olan M. Clymer having since predeceased Nancy S. Clymer on March 27, 1984. The said Nancy S. Clymer, A/K/A Nancy Louise Sessions Clymer having since died September 17, 2013 and by her Last Will and Testament filed in Docket No. 14P-803, in the Probate Court for Davidson County, Tennessee, she devised subject property to Pamela Clymer Huey. The same Pamela Clymer Huey also being appointed Executrix of the Estate of Nancy Louise Sessions Clymer by Order filed 5/22/14 in the Probate Court for Davidson County, Tennessee.

Subject property is not the principal residence of the grantor, nor the grantor's spouse.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 4723 Danby Drive, Nashville, TN.37211.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 29th day of September, 2016.

Pamela Clymer Huey

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Pamela Clymer Huey** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Hendersonville, Tennessee this 29th day of September, 2016.

KIM GILLESPIE STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Kim Gillespie
Notary Public
My Commission Expires: 10-18-16

(Notary Seal)