WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160088479 DEEDWARR
Recvd: 10/07/16 09:37 2 pgs
Fees:13.00 Taxes:1665.00
20161007-0106199

BRYAN D. SPICER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-25-2020

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $450,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of September, 2016

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Gregory A. Page	Franklin Synergy Bank	052-13-0-054.00
(NAME)	(NAME)	
915 Twin Elms Ct.	722 Columbia Avenue	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210	Franklin, TN 37064	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **Daniel Allen Moore and Rachel Tammi Moore, husband and wife,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Gregory A. Page, a single man and John B. Hussey, a single man,** 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. 36 on the Map of Woodale Grove Annex Subdivision of part of J.H. Gothard's Lands, of record in Book 547, pages 109 and 110, Register's Office for Davidson County, Tennessee.

Being a portion of the property conveyed to Rudy Family Limited Partnership by Warranty Deed from B & V Enterprises, Inc., a Tennessee corporation, dated December 31, 2013, of record in Instrument No. 20140108-0002026, Register's Office for Davidson County, Tennessee. Also being a portion of the property conveyed to Miami Land, LLC, by Quitclaim Deed from Rudy Family Limited Partnership, dated March 6, 2014, of record in Instrument No. 20140318-0022237, Register's Office for Davidson County, Tennessee. Also being a portion of the property conveyed to Miami Land, LLC, a Tennessee limited liability company, by Quitclaim Deed from Miami Land, LLC, a Tennessee limited liability company, dated March 6, 2014, of record in Instrument No. 20140318-0022243, Register's Office for Davidson County, Tennessee. AND Being the same property conveyed to Daniel Allen Moore and Rachel Tammi Moore, husband and wife, by Warranty Deed from Miami Land, LLC, a Tennessee limited liability company, dated May 8, 2015, of record in Instrument No. 20150514-0044346, Register's Office for Davidson County, Tennessee.

Included in the above-described tract or parcel of land, but specifically excluded from this conveyance is the following described tract or parcel of land conveyed to Metropolitan Government of Nashville & Davidson County, Tennessee by Warranty Deed of record in Book 4002, page 764, Register's Office for Davidson County, Tennessee:

Land in the 3rd Civil District of Davidson County, Tennessee, being Parts of Lot Nos. 32, 33, 34, 35, 36 and 37 as shown on the Plans of Woodale Grove Annex, as of record in Book 547, pages 109 and 110, Register's Office for

said county and described as follows:

Beginning at a point, said point being the northwest corner of Lot No. 32 and also being at the southeast intersection of Woodale Lane and Miami Avenue; thence easterly along the present southerly right of way line of Miami Avenue 300 feet to a point, said point being the northeast corner of Lot No. 37; thence southerly along the easterly line of Lot No. 37, 31 feet, more or less to a point in the new proposed southerly right of way line of Miami Avenue; thence westerly along the new proposed southerly right of way line of Miami Avenue, 275 feet to a point of curve; thence along said curve having a radius of 25 feet, 39.3 feet to a point in the westerly line of Lot No. 32, the same being the easterly right of way line of Woodale Lane; thence northerly along the same 55 feet to the point of beginning.

This conveyance is subject to the following: Taxes for the year 2016, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Plan of record in Book 547, pages 109 and 110; easement for private driveway and maintenance agreement of record in 20150514-0044345; all of record in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 2608 Miami Avenue, Nashville, TN 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 our hands this 30th day of September, 2016.

Daniel Allen Moore
Daniel Allen Moore

Rachel Tammi Moore
Rachel Tammi Moore

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Daniel Allen Moore and Rachel Tammi Moore, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this 30th day of September, 2016.

Notary Public
My Commission Expires: _____

BRYAN D. SPICER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-25-2020

File No.: 23873