WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160096334 DEEDWARR
Recvd: 11/01/16 09:06 2 pgs
Fees: 13.00 Taxes: 1250.60
20161101-0115186

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $338,000.00.

Affiant

Subscribed and sworn to me on October 26th, 2016.

NOTARY PUBLIC

My Commission Expires:

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

THIS INSTRUMENT WAS PREPARED BY:

Community Title Company, LLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Jessica Moore 700 12th Avenue S #608 Nashville, TN 37203	New Owner	093130D04400CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, Jason P. Ward, Executor of the Estate of Brian A. Ward, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Jessica Moore, an unmarried woman hereinafter called **"GRANTEE,"** her successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. R 608 of Terrazzo, a Condominium, a Horizontal Property Regime, created under Title 66, Chapter 27, Section 1010, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed and By-Laws appended thereto in Instrument No. 20081223-0122167, amended in Instrument No. 20090213-0012915, Instrument No. 20090316-0023301, Instrument No. 20090325-0026808 and Instrument No. 20090827-0080784, Registers office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said unit described in said Master Deed and By-Laws. Reference is hereby made to the Plan for Terrazzo Condominiums of record in Instrument No. 20081223-0122167 as Exhibit B, Registers Office for Davidson County, Tennessee.

Being the same property conveyed by Warranty Deed from Trisha C. McClanahan unmarried to Brian Ward, unmarried man, as recorded on the 18th day of April, 2012 in Instrument No. 20120418-0033095; Quitclaim Deed from Rebecca Maureen Ward to Brian Ampferer Ward, as recorded on the 13th day of November, 2014 in Instrument No. 20141113-0104871, in the Register's Office of Davidson County, Tennessee. The said Brian A. Ward died July 16, 2016. Pursuant to an order filed September 15, 2016 of record in the Seventh Circuit Court of Davidson County, Tennessee, Probate Division (under Docket No. 16P-1264), Jason P. Ward, Executor of Estate of Brian A. Ward, is authorized to sell the real property located at 700 12th Avenue South, Unit 608, Nashville, TN 37203.

This is improved property known as 700 12th Avenue S #608, Nashville, TN 37203.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, her successors and assigns, forever, and GRANTORS do covenant with the said GRANTEE that they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, her successors 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 on October 25, 2016.

Estate of Brian A. Ward

By: Jason P. Ward, Executor

STATE OF Alaska
COUNTY OF Anchorage

On October 25, 2016, before me, the undersigned Notary Public, personally appeared Jason P. Ward, known to me (or proved to me on the basis of satisfactory evidence), to be the executor of the Estate of Brian A. Ward, the within named bargainor, and that he as such executor executed the foregoing instrument for the purposes therein contained, by signing the name of the Estate of Brian A. Ward, by himself as such executor.

WITNESS MY HAND AND OFFICIAL SEAL, this the 25 day of October, 2016.

NOTARY PUBLIC

My Commission Expires: July 1, 2019

KURT HERMANSEN-JENT
NOTARY PUBLIC
MY COMMISSION EXPIRES JULY 1 2019
STATE OF ALASKA