BILL GARRETT, Davidson County
Trans:T20160108551 DEEDWARR
Recvd: 12/09/16 14:38 2 pgs
Fees:13.00 Taxes:767.75
20161209-0129559

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr. Suite 290
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $207,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 31st day of October, 2016

Notary Public
Commission Expires: 6-19-18

Emily Kornbau
State of Tennessee
Notary Public
Summer County
My Commission Expires June 19, 2018

Address of New Owner	Send Tax Bills To:	Map & Parcel
Rick & Janis Moore 205 Short Springs Road Tullahoma, TN 37388	Rick & Janis Moore 205 Short Springs Road Tullahoma, TN 37388	103-08-0C-008.00-CO

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,

TRM, LLC, a Tennessee limited liability company and Craft Properties, LLC, a Tennessee limited liability, as tenants in common

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

Rick L. Moore and wife, Janis G. Moore

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:

A certain condominium located in Davidson County, Tennessee, being Unit No. 4A of The Westlawn, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing The Westlawn of record in Book 7972, page 794 and amended by Instrument No. 20000830-0085678, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and building thererof; said Unit being depicted on Exhibit "D" to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit "C (ByLaws)" to said Master Deed.

Being the same property conveyed to TRM, LLC, a Tennessee limited liability company, a fifty percent interest (50%) and Craft Properties, LLC, a Tennessee limited liability company, a fifty percent interst (50%), as Tenants in Common by Quitclaim Deed from Thomas R. Medlin and wife, Katherine L. Medlin and Jonathan Craft Hayes, Jr., and wife, Megan M. Hayes, as tenants in common of record in Instrument No. 20161028-0114420 Register's Office for Davidson County, Tennessee, dated 10/06/2016 and recorded 10/28/2016.

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: 3913 Westlawn Place, Nashville, TN 37209-4938.

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 31st day of October, 2016.

TRM, LLC: _____
By, Thomas R. Medlin

Craft Properties, LLC: _____
By, Jonathan Craft Hayes

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, **Thomas R. Medlin,** the bargainor(s), with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged himself to be the **Member** of **TRM, LLC**, the within named bargainor, and that he as such **Member** being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 31st day of October, 2016.

COUNTY OF DAVIDSON ★ SUSAN L HEINRICH ★ STATE OF TENNESSEE NOTARY PUBLIC

_____
Notary Public
My Commission Expires: 9-10-18

(Notary Seal)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, **Jonathan Craft Hayes,** the bargainor(s), with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged himself to be the **Member** of **Craft Properties, LLC**, the within named bargainor, and that he as such **Member** being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 31st day of October, 2016.

SUSAN L HEINRICH ★ STATE OF TENNESSEE NOTARY PUBLIC ★ COUNTY OF DAVIDSON

_____
Notary Public
My Commission Expires: 9-10-18