THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
1000 Pleasant Grove Place, Ste. 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER
Martha Moore and husband,
Goffrey Moore
3833 Moss Rose Drive

BILL GARRETT, Davidson County
Trans:T20160113506 DEEDWARR
Recvd: 12/27/16 11:16 2 pgs
Fees:13.00 Taxes:558.70
20161227-0135471

SEND TAX BILLS
3833 Moss Rose Dr.
Nashville, TN 37216

MAP-PARCEL:
MAP 095-02-0
PARCEL 095.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Karen Colyer, grantor pursuant to the authority granted by order of the Chancery Court, Davidson County, Tennessee in Case No. 15-352-I,** have bargained and sold, and by these presents do transfer and convey unto **Martha Moore and Goffrey Moore, wife and husband,** 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. 90 on the plan of Walnut Grove Subdivision, as of record in Plat Book 2133, Page 87, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Ray Appleton and wife, Ida Mae T. Appleton by deed from James A. Abbott and wife, Elizabeth C. Abbott, dated December 1, 1967, filed for record in Book 4194, Page 727, Register's Office for Davidson County, Tennessee.
The said Ray Appleton predeceased Ida Mae T. Appleton leaving her as the surviving tenant by the entireties.
Ida Mae Appleton a/k/a Ida Mae T. Appleton, died leaving a last will and testament filed of record in the Probate Clerks Office for Davidson County, Tennessee, bearing Docket No. 77329. Said last will and testament devised the property to Ralph P. Appleton and Mildred A. Potter in equal shares.
Ralph P. Appleton died intestate on April 18, 2010, without issue, leaving his wife, Dorothy Appleton as his sole heir.
Mildred A. Potter died intestate on December 29, 2014, without issue and her Estate was admitted to Probate by Order of the Probate Court for Davidson County, Tennessee, dated March 10, 2015, Docket No. 15P45.
Subsequently, a complaint for Partition of Real Property, i.e., the property described above, was filed of record in the Chancery Court for Davidson County, Tennessee, Docket No. 15-352-I, and an order was entered by the court on September 20, 2016, directing the sale of said property, and the property was sold pursuant to the order. A subsequent order was entered by the court on December 5, 2016 directing Karen Colyer to execute this deed to Grantee.

This conveyance is subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including; easements, covenants conditions and all matters and notes as shown on the plan of record in Plat Book 2133, Page 87, Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record.

Property Taxes for the current year have been agreed to by the parties and will be paid for by the Grantee.

This is improved property known as **2301 Amherst Court Nashville, TN 37214.**

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 20th day of December, 2016.

Karen Colyer

Karen Colyer, grantor pursuant to the authority Granted by order of the Chancery Court, Davidson County, Tennessee in Case No. 15-352-I

STATE OF Tennessee
COUNTY OF Wilson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Karen Colyer, grantor pursuant to the authority granted by order of the Chancery Court, Davidson County, Tennessee in Case No. 15-352-I, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 20th day of December, 2016.

NOTARY PUBLIC

JEAN ROBINSON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 1.7.20

STATE OF Tennessee
COUNTY OF Wilson

The actual consideration or value, whichever is greater for this transfer is $151,000.00.

AFFIANT

Subscribed and sworn to before me this 20th day of December, 2016.

NOTARY PUBLIC

NATHAN KEITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 08-20-2019

My Commission Expires: 8/20/19