This instrument prepared by & return to: Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 402
Nashville, TN 37214

BILL GARRETT, Davidson County
Trans:T20170001004 DEEDWARR
Recvd: 01/05/17 09:46 2 pgs
Fees:13.00 Taxes:832.50
20170105-0001155

WARRANTY DEED

THIS INDENTURE made and entered into this 27 day of December, 2016, by and between Zuleika D. Pablo, an unmarried woman, party of the first part, and Kalisha Moore, Michael Moore, party of the second part, as tenants in common with right of survivorship.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Being all of Lot No. 280, Long Hunter Chase, Phase 3, Section 3A, A Planned Unit Development, according to plat and survey appearing of record in Instrument Number 20081014-0103113, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

Being all or part of the same property conveyed to Zuleika D. Pablo by virtue of that certain Warranty Deed dated August 25, 2015, and being of record at Instrument No. 20150831-0087944 in the amount of $205,227.00 in the Register's Office of Davidson County, Tennessee.

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(S), her heirs and assigns forever; and I do covenant with the said GRANTEE(S) that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except for year 2017 Davidson County real property taxes, being a lien not yet due and payable and subject to all easements and restrictions of record; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), her heirs and assigns, against the lawful claims of all persons whomsoever.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Zuleika D. Pablo

Zuleika D. Pablo

STATE OF AZ
COUNTY OF Maricopa

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Zuleika D. Pablo, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 23rd day of December, 2016.

Notary Public

My Commission Expires: 8/7/18

Kelsey Reeds
Notary Public
Maricopa County, Arizona
My Comm. Expires 08-07-18

Property Owner & Address: Kalisha Moore
6496 Paddington Way
Antioch, TN 37013

Tax Parcel No 151090A36100CO

Property Address: 6496 Paddington Way
Antioch, TN 37013

MAIL TAX
BILLS TO: new owner

STATE OF Tennessee
COUNTY OF Davidson

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $225,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 27 day of December, 2016.

Notary Public

My Commission Expires: 8/20/2019

WILLIAM E. GRONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019