WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$175,000.00**

Affiant

Subscribed and sworn to before me, this 17th day of January, 2017.

Notary Public

MY COMMISSION EXPIRES: 6/22/20
(AFFIX SEAL)

Judy S. Wells
State of Tennessee Notary Public
Williamson County

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael A. Moore	NEW OWNER	033-04-0
(NAME)	(NAME)	(MAP)
105 Draper Drive		024.00
(ADDRESS)	(ADDRESS)	(PARCEL)
Goodlettsville, TN 37072		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Michael Green and Rose Mary Green, husband and wife**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Michael A. Moore**, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 26 on the Plan of Goodlettsville Heights, Section III, of record in Plat Book 1835, Page 98, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Shelby McDonald and wife, Odell McDonald by Warranty deed from Goodlettsville United Pentecostal Church, Inc. of record in Instrument No. 20041103-0132389 Register's Office for Davidson County, Tennessee. The said Shelby McDonald died November 17, 2011, leaving Odell McDonald as surviving tenant by the entirety. The said Odell McDonald also known as Myrtle O'dell McDonald, died testate on December 17, 2015. Title is now vested in Jackie L. McDonald, Jimmy D. McDonald, Robert E. McDonald and Barbara E. Arterburn as devisees of Myrtle O'dell McDonald by Will of record in Docket No. 16P-114, in the Probate Court for Davidson County, dated October 21, 2004 and recorded on November 3, 2004; and further

Being the same property conveyed to Michael Green and Rose Mary Green, husband and wife, by Warranty deed from Jackie L. McDonald, Jimmy D. McDonald, Robert E. McDonald, Barbara E. Arterburn and Barbara E. Arterburn, Executrix, of record in Instrument No. 20160829-0090282 Register's Office for Davidson County, Tennessee, dated August 25, 2016 and recorded on August 29, 2016.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, known as: 105 Draper Drive, Goodlettsville, Tennessee 37072

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.

BILL GARRETT, Davidson County
Trans:T20170004762 DEEDWARR
Recvd: 01/18/17 11:55 2 pgs
Fees:13.00 Taxes:647.50
20170118-0005360

Witness my/our hand(s) this 17th day of January, 2017.

Michael Green

Rose Mary Green

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Michael Green and Rose Mary Green with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be the within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 17th day of January, 2017.

Notary Public

My Commission Expires: 6/22/20

Judy S. Wells
State of Tennessee Notary Public
Williamson County