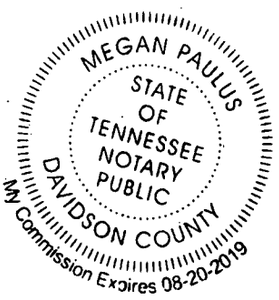
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 225,000.00

Gabriel Harr
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of February, 2017.

Megan Paulus
Notary Public

MY COMMISSION EXPIRES: 8/20/19
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Gabriel Harr	new owner	Parcel ID:
2403 Porter Road		07313004300
Nashville, TN 37206		

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, we

Gwendolyn Oatis-Neal, unmarried and Jennifer Neal Moore, married, f/k/a Jennifer Claire Oatis-Neal

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Gabriel Harr , unmarried
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. 17, on the Plan of Burchwood Gardens, Section One, of record in Book 2900, Page 16, Register's Office for said County.

Said Lot No. 17 fronts 85 feet on the northerly margin of Porter Road and extends back 194.52 feet on the easterly line and 200 feet on the westerly line to a broken line in the rear, measuring 85.49 feet thereon.

Being the same property conveyed to Gwendolyn Oatis-Neal and Jennifer Claire Oatis Neal by Quitclaim Deed from Gwendolyn Oatis-Neal of record in Instrument 20130801-0080078, said Register's Office, dated July 25, 2013. See also Quitclaim Deed of record in Book 8806, Page 64, and Deed of record in Book 5141, Page 28, said Register's Office.

This conveyance is subject to Restrictive Covenants of record in Book 2927, Page 439 amended in Book 3157, Page 469, Register's Office for said County.

This conveyance is made subject to: (1) 2017 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Book 2900, Page 16, said Register's Office.

Power of Attorney of record in Instrument 20170207-0012738, said Register's Office.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 2403 Porter Road, Nashville, TN 37206

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:T20170011156 DEEDWARR
Recvd: 02/07/17 08:47 2 pgs
Fees:13.00 Taxes:832.50
20170207-0012739

Witness our hands this 3rd day of February, 2017.

Gwendolyn Oatis-Neal by Jennifer Neal Moore, Attorney in Fact

Gwendolyn Oatis-Neal by Jennifer Neal Moore, Attorney in Fact

Jennifer Neal Moore

Jennifer Neal Moore

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jennifer Neal Moore, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 3rd day of February, 2017.

My Commission Expires: 7.2.18

Notary Public

ZANA C. PETTY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Jennifer Neal Moore, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument on behalf of Gwendolyn Oatis-Neal as his/her/their Attorney in Fact as the free act and deed of the within named Gwendolyn Oatis-Neal.

Witness my hand and official seal at Nashville, Tennessee, the 3rd day of February, 2017.

My Commission Expires: 7.2.18

Notary Public

ZANA C. PETTY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.