WARRANTY DEED

JAMIE C. POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 271,000.00

Thomas Moor
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of March, 2017

Notary Public:

MY COMMISSION EXPIRES: 3/10/19
(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:
Thomas Moor	Keystone Mortgage Group LLC	Parcel ID:
3120 Butler Rd.	1508 Coleman Road, Suite 103	09401000900
Columbia, TN 38401	Knoxville, TN 37909	

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

Brandon M. Eilerman, unmarried

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Thomas Moor and wife, Franziska Moor

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. 41, on the Plan of Hobson's First Addition to Edgefield, now East Nashville, as of record in Chancery Court Book 1, Page 97, Chancery Court at Nashville, and in Plat Book 21, Page 72, Register's Office for Davidson County, Tennessee, being more particularly described as follows:

Said Lot No. 41 fronts 50 feet on the westerly side of South 11th Street and runs back between parallel lines 200 feet to an alley.

Being the same property conveyed to Brandon M. Eilerman, unmarried, by deed from Bethany G. Womack and Joseph Marvin Upton, Jr., wife and husband, of record in Instrument 20120330-0027037, said Register's Office, dated March 29, 2012.

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 Chancery Court Book 1, Page 97, Chancery Court at Nashville and Plat Book 21, Page 72, said Register's Office.

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 610 S 11TH St., Nashville, TN 37206-3004

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:T20170021678 DEEDWARR
Recvd: 03/14/17 10:40 2 pgs
Fees:13.00 Taxes:1002.70
20170314-0024895

Witness my hand this 10th day of March, 2017.

Brandon M. Eilerman

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 Brandon M. Eilerman, 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 10th day of March, 2017.

My Commission Expires: 3/10/19

Notary Public

JAMIE C. POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.