WARRANTY DEED	STATE OF TENNESSEE, COUNTY OF DAVIDSON
BILL GARRETT, Davidson County Trans:T20170027741 DEEDWARR Recvd: 04/03/17 10:53 3 pgs Fees:18.00 Taxes:658.60 20170403-0032091	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $178,000.00. Andrea P. Perry *Affiant* Subscribed and sworn to me on March 31, 2017. Beth M. Woodard NOTARY PUBLIC My Commission Expires: 07-24-19

BETH M. WOODARD NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY:

Bone McAllester Norton PLLC
511 Union Street, Suite 1600
Nashville, Tennessee 37219
(615) 238-6300

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Derrick R. M. Moore 3330 Ambrose Avenue Nashville, Tennessee 37207	New Owner	069-11-0-014.00

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **MICHAEL J. CHRISTMAN,** an unmarried man ("Grantor") has bargained and sold, and by these presents does transfer and convey unto **DERRICK R. M. MOORE**, an unmarried man ("Grantee") and his heirs and assigns, forever, a certain tract or parcel of land in Davidson County, State of Tennessee, as more particularly described on **Exhibit A** (the "Land").

This is improved property known as 1724 Windover Drive, Nashville, Davidson County, Tennessee. The address is believed to be accurate but such address is not part of the legal description. In the event of any discrepancy, the legal description herein shall control. The legal description has been supplied by a third party and the Grantor and the attorney preparing this Deed make no warranty or representation regarding the accuracy of the legal description.

TO HAVE AND TO HOLD the said Land, together with all the improvements and fixtures thereon and all easements, privileges and appurtenances thereunto belonging (collectively "Property") unto the said Grantee, and Grantee's successors and assigns forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seized and possessed of said Property in fee simple; that Grantor has a good right to sell and convey the Property; and that the Property is free from any lien or encumbrance whatsoever, except for applicable zoning and building regulations, all visible easements and encroachments, all matters that an accurate survey would disclose, and 2017 real estate taxes, which are to be prorated and Grantee agrees to assume.

GRANTOR FURTHER COVENANTS with the said Grantee and binds Grantor and Grantor's heirs and assigns, to warrant and forever defend the title thereto of said Property to the said Grantee, and Grantee's successors and assigns, against the lawful claims and demands of all persons.

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 this the 31st day of March, 2017.

GRANTOR:

Michael J. Christman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public in and for said county and state, the within named, Michael J. Christman, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the within named bargainor, and that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office in Nashville, Tennessee this 31st day of March, 2017.

Notary Public

My Commission Expires: 1/6/2020

ANDREA P PERRY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-6-2020

EXHIBIT A
[LEGAL DESCRIPTION]

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Gardner's Gold Coast Subdivision, as of record in Book 2133, page 79, Register's Office for Davidson County, Tennessee.

Said Lot No. 1 is more particularly described as follows: Beginning at a point in the northerly margin of Windover Drive, the common corner of Lots 1 and 14 on said Plan; thence with the line between said two lots, northwestwardly 219.9 feet to a point; thence north 62 deg. 35' east 245.3 feet to a point in the westerly margin of the Hydes Ferry Pike; thence with the westerly margin of the same, southeastwardly 116.0 feet to a point; thence southwardly around a curve with a radius of 24.54 feet, 40.73 feet to a point in the northerly margin of Windover Drive; thence with the northerly margin of the same, southwestwardly 210 feet to the point of beginning.

Being the same property conveyed to Michael J. Christman by deed from Jimmye Costner Lash of record in Book 8424, page 788, Register's Office for said County.