WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20170032850 DEEDWARR
Recvd: 04/19/17 10:32 3 pgs
Fees: 18.00 Taxes: 599.40
20170419-0038211

SONDRA REECE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF Tennessee

COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $162,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of April, 2017.

Notary Public

MY COMMISSION EXPIRES: 5/5/2020

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bennett & Pressley, P.C., Lawyer's Escrow Service, Inc., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Katie Smith	Mortgage Investors Group	084-11-0-167.00
(NAME)	(NAME)	
1400 Forrest Ave.	8320 E. Walker Springs Lane, Suite 200	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Knoxville, TN 37923	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Jesse Clyde Moore, Mayford Lee Moore, and Roger Dale Moore,** DEVISEES OF THE ESTATE OF ELLA MAE MOORE, DECEASED, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Katie Smith, an unmarried woman**, 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:

Being Lot No. 214 on the Plan of Maplecrest Subdivision, as of record in Book 1835 Page 27 & 28, Register's Office for said County.

Said Lot No. 214 fronts 100 feet on the northerly side of Modena Drive and runs back between parallel lines, 150 feet to a dead line.

Being the same property conveyed to Ella Mae Moore by Quitclaim Deed from Mayford Lee Moore on December 12, 1980, recorded in Book 5717, Page 497, Register's Office for Davidson County, Tennessee. The said Ella Mae Moore died on June 7, 2015 and Grantors herein inherited the property as the beneficiaries named in her will, admitted to probate in the Probate Court for Davidson County, TN, in Docket No. 16P-11.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

unimproved ☐

This is improved ☑ property, known as 2312 Modena Dr., Nashville, TN 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

Witness our hands this 6th day of April, 2017.

Jesse Clyde Moore, by Roger Dale Moore, Attorney-in-Fact under Specific Power of Attorney of Record in Instrument No. 20170419-0038210 Register's Office for Davidson County, TN

Mayford Lee Moore

Roger Dale Moore

State of Tennessee

County of Wilson

Personally appeared before me, a Notary Public in and for said County and State, the within named Roger Moore, with whom I am personally acquainted or proved upon satisfactory evidence, who in my presence executed the within instrument, and upon oath acknowledged that he did so for himself, individually, and for Jesse Clyde Moore, acting as his duly appointed Attorney-in-Fact, being duly authorized so to do, as his free act and deed, for the purposes therein contained.

WITNESS my hand and seal this 6th day of April, 2017.

Notary Public S. Nixon Pressley
My Commission Expires: 02/10/2021

S. NIXON PRESSLEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

NOTARY PUBLIC
S. NIXON PRESSLEY
My Commission Expires
February 10, 2021
STATE OF TENNESSEE

State of Tennessee

County of Wilson

Personally appeared before me, a Notary Public in and for said County and State, the within named Mayford Lee Moore, with whom I am personally acquainted or proved upon satisfactory evidence, who in my presence executed the within instrument, and upon oath acknowledged that he did so as his free act and deed, for the purposes therein contained.

WITNESS my hand and seal this 6th day of April, 2017.

Notary Public S. Nixon Pressley
My Commission Expires: 02/10/2021

S. NIXON PRESSLEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

NOTARY PUBLIC
S. NIXON PRESSLEY
My Commission Expires
February 10, 2021
STATE OF TENNESSEE

STATE OF TENNESSEE)
COUNTY OF WILSON)

Before me, the undersigned, a notary public of the state and county aforesaid, personally appeared ROGER DALE MOORE, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument as his free act and deed for the purposes therein contained.

Witness my hand and official seal at Mt. Juliet, Tennessee, this 6th day of April, 2017.

My Commission Expires: 02/10/2021

Notary Public

S. NIXON PRESSLEY

Printed Name of Notary



NOTARY PUBLIC
S. NIXON PRESSLEY
My Commission Expires
February 10, 2021
STATE OF TENNESSEE

STATE OF TENNESSEE

COUNTY OF WILSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Roger Dale Moore and who, upon his oath acknowledged himself to be the Attorney-In-Fact for the within named Jesse Clyde Moore, being authorized to act on behalf of said person, he/she executed the foregoing instrument as his free act and for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 6th day of April, 2017.

My Commission Expires: 02/10/2021

Notary Public

S. NIXON PRESSLEY

Printed Name of Notary



NOTARY PUBLIC
S. NIXON PRESSLEY
My Commission Expires
February 10, 2021
STATE OF TENNESSEE