This instrument prepared by:
Brian Lavoy Payne, Attorney at Law, PLLC
3200 West End Avenue, Suite 500
Nashville, TN 37203
TN BPR # 1163931,
615.414.1368 fax 615.916.4964
brian@brianpaynelaw.com

BILL GARRETT, Davidson County
Trans:T20170039392 DEEDWARR
Recvd: 05/09/17 11:05 3 pgs
Fees:18.00 Taxes:1220.63

20170509-0045932

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 $329,900.00.

Affiant

Subscribed and sworn to before me, this 8th day of May, 2017.

Notary Public
My commission expires: 3/10/19

Address of New Owner:	Send Tax Bills to:	Tax Information
CHARLES T. WIDENER 4706 BRICK CHURCH PIKE GOODLETTSVILLE, TN 37072	New Owner / Everett Financial 14801 Quorum Dr. Ste 300 Dallas, TX 75254	TRACT ONE: 0240001980 TRACT TWO: 02400014400

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **LEWIS CRIS MOORE, JR., UNMARRIED,** hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to **CHARLES THOMAS WIDENER AND TIFFANY CRYSTAL WIDENER, HUSBAND AND WIFE,** hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

TRACT ONE:

Being a tract of land situated north of Brick Church Pike, and being the property described in Deed Book 8265, Page 91, as conveyed to William H. Jones, Jr. and wife, Dorothy A. Jones, Register's Office, Davidson County, Tennessee, and further described according to a mortgage loan inspection by The Edge Group, P. O. Box 3447, Brentwood, Tennessee 37024, License Number 283, dated 02/14/94, as follows:

Beginning at a set iron pin in the westerly line of said William H. Jones, Jr. property, said pin being N 04 deg. 58 min. 36 sec. E, 1261.63 feet from the southwest corner of Robert K. Norman property in Deed Book 8416, Page 647, said Register's Office, and being the most southwesterly corner of the herein described tract; thence with said west line N 04 deg. 58 min. 36 sec. E, 970.00 feet to a point; thence S 89 deg. 18 min. 46 sec. E, 233.99 feet to a point; thence S 05 deg. 53 min. 33 sec. W, 970.00 feet to a point; thence N 89 deg. 38 min. 58 sec. W, 218.55 feet to the point of beginning. Conveyed together with an ingress, egress and private utility easement as follows: Beginning at an iron pin in the northwesterly margin of Brick Church Pike, said pin being the most southwesterly corner of Robert K. Norman in Deed Book 8416, Page 647, said Register's Office; thence N 04 deg. 58 min. 36 sec. E, 932.37 feet to a point; thence N 33 deg. 48 min. 43 sec. E, 393.38 feet to a point; thence S 89 deg. 38 min. 58 sec. E, 28.20 feet to a point; thence S 05 deg. 53 min. 33 sec. W, 13.83 feet to a point; thence S, 33 deg. 48 min. 43 sec. W, 389.00 feet to a point; thence S 04 deg. 58 min. 36 sec. W, 735.00 feet to a point; thence S 07 deg. 40 min. 00 sec. E, 93.92 feet to a point on the northwesterly margin of Brick Church Pike; thence with said margin S 35 deg. 52 min.

36 sec. W, 64.84 feet to a point; thence S 27 deg. 08 min. 09 sec. W, 45.76 feet to the point of beginning.
Being the same property conveyed to Lewis Cris Moore, Jr. and wife, Louise Ann Moore by warranty deed from William H. Jones, Jr. and wife, Dorothy A. Jones, dated February 18, 1994, recorded February 22, 1994, of record in Book 9254, Page 587, Register's Office for Davidson County, Tennessee.

The parties having since divorced in accordance with the Final Decree for Divorce filed in Docket No. 09D-984, Eight Circuit Court for Davidson County, Tennessee. Louise Ann Moore conveyed her interest in subject property to Lewis Cris Moore, a single person, by quitclaim deed dated June 7, 2011, filed June 27, 2011, of record in Instrument No. 20110627-0049029, Davidson County Register of deeds. Lewis Cris Moore and Lewis Cris Moore, Jr. are one and the same person.

This is improved property known as 4706 Brick Church Pike, Goodlettsville, TN 37072.

TRACT TWO:

Land in the Second District of Davidson County, Tennessee, being described as Tract Two as shown on an unrecorded survey made by Donald R. Carver, Tennessee, Land Surveyor, License Number 271, dated 02/28/89 described as follows:

TRACT TWO: BEGINNING at a set iron pin on the northern margin of Shaw Road, said point being the southeast corner of the property of Michael P. Hosey as of record in Deed Book 5620, Page 610, Register's Office for Davidson County, Tennessee, and the southwest corner of this tract; thence leaving said road margin with line of Hosey, N 00 deg 26' 00" E 2195.00 feet to a point in the corner of said Hosey; thence N 85 deg 29' 00" E 234.00 feet to a point; the corner of James T. Hannaford, III, (Deed Book 6125, Page 829, Register's Office for Davidson County, Tennessee), thence with line of Hannaford, S 01 deg 18' 00" W 891.10 feet to an iron pin; thence leaving line of Hannaford, N 86 deg 37' 00" W 169.65 feet to an iron pin; thence S 00 deg 26' 00" W 1347.80 feet to an iron pin on the northern margin of Shaw Road; thence with the margin of Shaw Road in a curve to the left, delta of 06 deg 12' 52", radius of 482.48 feet, length of 52.33 feet, having a chord bearing of N 73 deg 02' 23" W 52.30 feet to the point of beginning.

Together with Easement for water line and Maintenance Agreement more fully described in Instrument No. 20090928-0089671, Davidson County Register of Deeds.

Being the same property conveyed to Lewis Cris Moore, Jr. and wife, Louise Ann Moore by Installment Deed from Nathan Wall, dated September 1, 1994, recorded September 14, 1994, in Book 9464, Page 755, Davidson County Register of Deeds.

The parties having since divorced by Final Decree of Divorce filed in Docket No. 09D-984, Eighth Circuit Court for Davidson County, Tennessee. In accordance with the Final Decree of Divorce, Louise Ann Moore conveyed her interest in subject property to Lewis Cris Moore, single person, by quitclaim deed dated June 7, 2011, recorded on June 27, 2011, in Instrument No. 20110627-0049030. Lewis Cris Moore and Lewis Cris Moore, Jr. are one and the same person.

This property is unimproved property known as 0 Shaw Road, Goodlettsville, TN 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 Grantee, his heirs, successors and assigns, forever. Grantors covenant with Grantee that Grantors are lawfully seised 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. Grantor does further covenant and bind himself, his heirs, successors, assigns and representatives, to warrant and forever defend the title to said

land to 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 my hand this 5th day of May, 2017.

Lewis Cris Moore, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Lewis Cris Moore, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand in NASHVILLE, TENNESSEE, this 5th day of May, 2017.

BRIAN PAYNE, Notary Public

My Commission expires: 11/04/18 (seal)

