File Box 8

BILL GARRETT, Davidson County
Trans:T20170042033 DEEDWARR
Recvd: 05/17/17 13:41 2 pgs
Fees:13.00 Taxes:4810.00
20170517-0048991

THIS INSTRUMENT PREPARED BY:

Midtown Title, LLC

1704 Charlotte Avenue, #105

Nashville, Tennessee 37203
File No.: M176190

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $1,299,999.00

Affiant

Subscribed and sworn to before me, this the 15th day of May, 2017.

Notary Public
My Commission Expires: _____

DEBBIE MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES OCTOBER 13, 2018

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Laura L. Garner 6003 Cargile Road Nashville, TN 37205	NEW OWNER	116-13-0-071.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Scott R. Moore and wife, Pamela S. Moore**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Laura L. Garner**, 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. 24 on the Plan of Harding Park, as of record in Book 2331, Page 120, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Said Lot No. 24 fronts 116 feet on the southeasterly side of Cargile Road and runs back between lines 190.7 feet on the northeasterly line and 197.7 feet on the southwesterly line to a dead line in the rear on which it measures 157 feet.

Being the same property conveyed by Warranty Deed from Edward J. Cowell, Jr., Trustee of the Edward J. Cowell, Jr., Living Trust established by the Revocable Trust Agreement of Edward J. Cowell, Jr., dated October 7, 2004 to Scott R. Moore and wife, Pamela S. Moore, as recorded on the 23rd day of April, 2014 in Instrument No. 20140423-0034218, in the Register's Office of Davidson County, Tennessee.

This is ☒ Improved OR ☐ Unimproved property located at: 6003 Cargile Rd., Nashville, TN 37205

This conveyance is made subject to 1) Property taxes for the year 2017 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 15th day of May, 2017.

Scott R. Moore

Pamela S. Moore

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Scott R. Moore and Pamela S. Moore**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 15th day of May, 2017.

AMANDA VAUGHN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: 5/5/2020