BILL GARRETT, Davidson County
Trans: T20170061329 DEEDWARR
Recvd: 07/18/17 13:26 2 pgs
Fees: 13.00 Taxes: 333.00

20170718-0072276

WARRANTY DEED

Emily Kornbau
State of Tennessee Notary Public
Sumner County
My Commission Expires June 19, 2018

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 90,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of July, 2017

Notary Public:

MY COMMISSION EXPIRES: 6/19/18
(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:
Jesus Esparza	Jesus Esparza	Parcel ID:
171 Old Hermitage Avenue	183 Hillcrest Rd.	09312009200
Nashville, TN 37210	Kingston Springs, TN 37082	

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

James P. Moore, married

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Jesus Esparza , married
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. 37 on the Plan of Maury and Claiborne's Addition to South Nashville, as of record in Book 21, Pages 84 and 85, Register's Office for said County.

Said Lot No. 37 fronts 35 feet on the southerly side of Hermitage Avenue, formerly Fillmore Street or Lebanon Pike and runs back between parallel lines 165 feet to an alley.

Being the same property conveyed to A. P. Moore and Frank Moore by deed from Felix Franklin Fisher and Maude Franklin Burnett of record in Book 2154, Page 545, said Register's Office, dated July 18, 1953. The said A.P. Moore died intestate on 12/13/60, leaving as Sole Heirs Robert W. Moore, Margaret Moore Jeffries (n/k/a Mikael Prouty), Harold W. Moore, and Geraldine Moore Kehoe. See Affidavit of Heirship of record in Instrument 20170718-0072269, said Register's Office. His wife, Margaret Lee Moore predeceased him. Robert W. Moore, Harold W. Moore, and Geraldine Moore Kehoe conveyed the property to Frank D. Moore of record in Book 4804, Page 320, Register's Office for Davidson County, TN. Mikael Prouty died in July of 1984 and title vested in Robert E. Prouty, Ronald Johnson, and Terry Johnson. Ronald Johnson conveyed the property to James P. Moore in Instrument 20170127-0009248, Register's Office for Davidson County, TN. Terry Johnson conveyed the property to James P. Moore in Instrument 20170127-0009247, Register's Office for Davidson County, TN. Robert Prouty died intestate December 18, 1985, and was unmarried at the time of his death and never had any children. See Affidavit of Heirship of record in Instrument 20170718-0072270, said Register's Office.

Frank D. Moore died intestate on May 17, 1969, and title vested in Earline Travis Moore, James P. Moore, and Frances Vettorino. See Affidavit of Heirship of record in Instrument 20170718-0072271, said Register's Office. Frances Vettorino conveyed the property to James P. Moore in Instrument 20161020-0110977, Register's Office for Davidson County, TN. Earline P. Moore died testate on September 16, 1972 and the Will was admitted to Probate as Probate No. 57639, Probate Court for Davidson County, TN., and she devised the property to James P. Moore. Richard Moore died intestate on December 24, 2000, and title vested in Juanita Moore, Terri Ruth Bass, and Cindy Moran. Terri Ruth Bass conveyed the property to James P. Moore in Instrument 20161020-0110978, said Register's Office. Cindy Moran conveyed the property to James P. Moore in Instrument 20161020-0110979, said Register's Office. Juanita Moore died testate on August 7, 2006, see Probate #P-1622-06, Probate Court for Humphrey's County, Tennessee. See also Quitclaim Deeds from Terri R. Bass and Cynthia Moran, Trustees of the Juanita M. Moore Revocable Living Trust for the Benefit of Terri R. Bass and Terri R. Bass and Cynthia Moran, Trustees of The Juanita M. Moore Revocable Living Trust for the Benefit of Cynthia L. Giddens nka Cynthia Moran of record in Instrument 20170718-0072275, said Register's Office.

Malcolm Moore died testate on October 19, 2006, and the Will was admitted to Probate as Probate #06P-1839, of record in Probate Court, Davidson County, TN. Dorothy Marie Chumley conveyed the property to James P. Moore in Instrument 20161020-0110980, said Register's Office. Lee Ann Stacy conveyed the property to James P. Moore in Instrument 20161020-0110981, said Register's Office. Nancy McDonald conveyed the property to James P. Moore in Instrument 20161020-0110982, said Register's Office. Barbara Creasy conveyed the property to James P. Moore in Instrument 20161020-0110983, said Register's Office.

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 Plat Book 21, Page 84 and 85, said Register's

Office.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 26-2-307 or other similar statute.

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 (X)

This is Improved ( ) property, known as 171 Old Hermitage Avenue, Nashville, TN 37210

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 my hand this 14th day of July, 2017.

James P. Moore

James P. Moore

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 James P. Moore, 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 14th day of July, 2017.

My Commission Expires: 5/5/20

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.