THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF DAVIDSON
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 540 Nashville, TN 37203 P17-23665	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 462,500.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF August, 2017. Notary Public MY COMMISSION EXPIRES: 07/06/20 (AFFIX SEAL)
Return to: Rudy Title and Escrow, LLC 2012 21st Avenue South Nashville, TN 37212 FILE #: M-VRBS-17-1135	DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07/06/2020

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Goffrey Moore	new owners	MAP 052-09-0
1135 Fernbank Drive		PARCEL -132.00
Madison, TN 37115		
(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, I, **Rhonda J. Sellers-McDaniel, a single person**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Goffrey Moore and wife, Martha Moore, husband and wife**

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:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Tract/Lot 1 and Tract/Lot 2:

Land in Davidson County, Tennessee, being Lot Nos. 1 and 2 on the Plan of Resubdivision Lot No. 34, Montague Subdivision, of record in Book 5190, Page 251, Register's Office for Davidson County, Tennessee.

Tract 3:

Land in Davidson County, Tennessee, being part of Lot No. 35 on the Map of Montague Subdivision, as of record in Book 421, Page 129, Register's Office for Davidson County, Tennessee, described as follows:

Beginning in the center of Fern Bank Drive, now known as Fernbank Avenue, at the Northwest corner of Lot No. 36 on said plan; thence with the line between said Lot Nos. 35 and 36, Southeastwardly 405 feet to low water mark of Cumberland River; thence with low water mark of said river, Northeastwardly 95 feet to the Southeast corner of that part of Lot No. 35 conveyed to Mrs. Amelia M. Litterer by Deed from Marvin W. Wiles, of record in Book 2447, Page 599, said Register's Office; thence with said Litterer's Line, Westwardly 125 feet; thence in a Northwesterly direction to a point in the Northerly margin of said Lot No. 35, 205 feet West of the Point of Beginning; thence Westerly, with the Southerly margin of Lot No. 34, 225 feet to the center of said drive; thence with same, Southwestwardly 100 feet to the beginning.

Being the same property conveyed to Rhonda J. Sellers-McDaniel and husband Stephen Ray McDaniel by Quitclaim deed from Rhonda J. Sellers-McDaniel of record in Instrument No. 20140812-0072547 Register's Office for Davidson County, Tennessee, dated August 11, 2014 and recorded on August 12, 2014. The said Stephen Ray McDaniel has since died.

BILL GARRETT, Davidson County
Trans:T20170068386 DEEDWARR
Recvd: 08/08/17 11:02 2 pgs
Fees:13.00 Taxes:1711.25
20170808-0081063

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is IMPROVED property known as **1135 Fernbank Drive, Madison, TN 37115.**

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 the 4th day of August, 2017.

Rhonda J. Sellers-McDaniel

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 **Rhonda J. Sellers-McDaniel** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 4th day of August, 2017.

My Commission expires: 1-6-20

Notary Public

JAMES WAECHTER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TN