WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. M177151O

Bill Garrett Davidson County
Batch# 35407 DEEDWARR
12/08/2017 10:40:18 AM 2 pgs
Fees: $13.00 Taxes: $1,600.99

20171208-0125423

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $432,700.00

Affiant

Subscribed and sworn to before me, this 7th day of December, 2017.

Notary Public

My commission expires: 3-21-20

RACHEL MARIE COLLINS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF CHEATHAM

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE, STE 111
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Wayne E. Moore **Dora S. Moore**	New Owners	**070070A00500**
908A Youngs Lane		
Nashville, TN 37207		

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 ACKNOWLEDGE, WE,

Michael Barnes, an unmarried man

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Wayne E. Moore and Dora S. 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:

Land in Davidson County, Tennessee, being Unit 908A, Skyline Riverfront Estates, a Horizontal Property Regime with Private Elements, as established by Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20160420-0038378, as amended in Instrument No. 20160429-0042076, in the Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more particular description of said property.

Being part of the same property conveyed to Michael Barnes, Malcolm A. Lockridge and wife, Angela Y. Swinger- Lockridge, by Warranty Deed from Owen W. Ferguson, dated January 21, 2016, of record in Instrument No. 20160125-0006701, Register's Office for Davidson County, Tennessee. Malcolm A. Lockridge and wife, Angela Swinger-Lockridge conveyed interest to subject property to Michael Barnes, by Quitclaim Deed dated February 2, 2017, of record in Instrument No. 20170214-0015336, Register's Office for Davidson County, Tennessee.

The subject property has never been the primary residence of the Grantor.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

All matters as shown on the plat of record in Instrument No. 20160420-0038378, amended in Instrument No. 20160429-0042076, Register's Office for Davidson County, TN, including any and all revisions, corrections and/or amendments thereto of record.

Restrictions of record in Instrument No. 20160420-0038378, Instrument No. 20160429-0042076, said Register's Office.

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (__X__) unimproved (_____) property known as 908A Youngs Lane, Nashville, TN 37207.

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 in 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.

Michael Barnes _____ Date: 12-7-17
Michael Barnes

_____ Date: _____

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Michael Barnes, the within named Grantor(s), 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, at office, this 7th day of December, 2017.

_____
NOTARY PUBLIC

STATE OF TENNESSEE NOTARY PUBLIC J. ANDREW VALLEY COUNTY OF WILLIAMSON

My Commission Expires: DEC 27 2017