(1)

This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203

File Number: 1-17-1181

Bill Garrett Davidson County
Batch# 40794 DEEDWARR
12/22/2017 10:33:52 AM 2 pgs
Fees: $13.00 Taxes: $562.40
20171222-0130543

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $152,000.00

Catherine Clearwaters
Affiant

GEORGETTE R. KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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

Georgette R Kennedy
Notary Public
My Commission Expires: 03-08-21

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Home Yield, LLC 4021 N 75th Street, Suite 104 Scottsdale, AZ 85251	New Owner	058-11-0-031

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Joycie M. J. Moore, unmarried**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Home Yield, LLC,** hereinafter called the Grantee(s), his/her/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. 28 on the Plan of Section 1, Royal Hills, of record in Book 4675, page 73, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Said Lot No. 28 fronts 89.10 feet on the southwesterly margin of Lunn Drive and extends back 224.06 feet on the southeasterly line and 186.87 feet on the northwesterly line to a broken line in the rear, measuring 105.72 feet thereon.

Being the same property conveyed to Joycie M. Jordan Moore, unmarried by Warranty Deed from Reginald V. Sweatt and wife, Cynetra A. Sweatt, dated December 1, 1983, recorded December 2, 1983, of record in Book 6186, page 807, Register's Office for Davidson County, Tennessee.

This is improved property located at: **3859 Lunn Drive, Nashville, TN 37218.**

This conveyance is made subject to 1) Property taxes for the year 2018 a lien not yet due and payable. The 2017 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 December, 2017.

GRANTOR:

Joycie M. J. Moore

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Joycie M. J. 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 she executed the foregoing instrument for the purposes therein contained.

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

C M CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 8, 2021

Notary Public
My Commission expires: 3/8/2021