WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 9th day of April, 2018,

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

J. WAYNE THOMAS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2021

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO
Foundation Title and Escrow Main , 277 Mallory Station Rd, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
James C. Moore	James C. Moore SAME	081 02 0 011.00
(NAME)	(NAME)	
800 S. Main Street	800 S. Main Street	
(ADDRESS)	(ADDRESS)	
Springfield, TN 37172	Springfield, TN 37172	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of No Dollars And No/100 Dollars ($0.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Evette Savage, Trustee of the 2231 24th Ave Land Trust dated 11/01/2017**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **James C. Moore, a married person**, 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 a tract or lot of land in the 8th, formerly the 13th Civil District of Davidson County, Tennessee, being known as Lot No. 5 on the unrecorded map of T. L. Herbert, Jr., Subdivision of Certain lots of the land conveyed to him by the City of Nashville by deed of record in Book 2157, page 349, Register's Office for said County, and described according to a copy of a survey thereof by Geo. W. Watkins, Surveyor, December 15, 1954, as follows:

Beginning at an iron pin on the westerly margin of 24th Avenue North, as shown on said survey, at the common corner of Lots 4 and 5; thence with the margin of said Avenue, North 2°30' East 50 feet to an iron pin; thence north 89°20' west 160 feet to a stake; thence South 2°30' west 50 feet to the northwest corner of Lot No. 4; thence with the line between Lots 4 and 5 South 89°20' East 160 feet to the beginning.

Bill Garrett Davidson County
Batch# 81586 DEEDWARR
04/17/2018 09:45:30 AM 3 pgs
Fees: $18.00 Taxes: $555.00
20180417-0035960

File Number: MAI-182714FC

Being the same property conveyed to Evette Savage, Trustee of the 2231 24th Ave N Land Trust, dated 11/01/2017, by Warranty Deed from Beverly Ramey, Pamela Longstreet, Vanessa Gardner, Diane Braden, Angela Davis, Randalyn Sullivan, Deborah Welch, Tanga Y. Russell, Sharen Welch and Raymond Welch, III, heirs of Fannie W. Hammonds and Emma Louise Hammonds, as to their 1/3 undivided interest, dated April 9, 2018, and recorded contemporaneously herewith as Instrument No. 20180412 - 0034609, in the Register's Office for Davidson County, Tennessee.

And being conveyed to 2231 24th Avenue Land Trust, by Bankruptcy Trustee's Deed in the Case of Kenneth Maurice Hammonds, Sr., Bk No. 12-08535-MFH3-7, in the U.S. Bankruptcy Court for the Middle District of Tenenssee, as to the remaining 2/3 undivided interest, dated March 21, 2018, and recorded contemporaneously herewith as Instrument No. 20180412 - 0034603, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 2231 24th Avenue North, Nashville, TN 37208

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, has 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 our hands this 10th day of April, 2018.

Trustee

Evette Savage, Trustee of the
2231 24th Ave Land Trust, dated 11/01/2017

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for the County and State aforesaid, the within-named **Evette Savage, Trustee of the 2231 24th Ave Land Trust dated 11/01/2017**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, on oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal of office, this 10th day of April, 2018.

NOTARY PUBLIC

My commission expires: 11/08/2021

File Number: MAI-182714FC

WAYNE THOMAS J.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2021

True Copy Certification

I, Penny Y. Ray, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Patricia Haggard a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5/6/19
Notary' Seal (if on paper)

PATRICIA HAGGARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-06-2019