THIS INSTRUMENT PREPARED BY AND RETURN TO: Karl Gedeon
Inspire Closing Services
420 Rouser Rd., Suite 500
Moon Township, PA 15108

Grantee Address
DENNIS WAYNE MOORE
7020 Bridgeport Dr
Nashville, TN 37221

Mail Tax Statements to:
DENNIS WAYNE MOORE
7020 Bridgeport Dr
Nashville, TN 37221

Bill Garrett Davidson County
Batch# 101145 DEEDWARR
06/06/2018 02:54:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20180606-0054410

Warranty Deed

File No: 209827

THIS INDENTURE, made and entered into this 30 day of May, 2018, by and between Dennis Wayne Moore who acquired title as Wayne Moore and wife, Emily Moore and Meloni Oilar, an unmarried woman, party of the first part, Dennis Wayne Moore and wife, Emily Moore joined by Meloni Oilar, an unmarried woman as joint tenants with rights of survivorship and party of the second part,

BEING the same premises which Lindsey S Wilson, an unmarried woman in deed dated 5/26/2017 and recorded 06/13/2017 in the DAVIDSON County Recorder's Office in Instrument# 20170613-0059377 granted and conveyed to Wayne Moore and wife, Emily Moore and Meloni Oilar, an unmarried woman, the Grantors herein.

WITNESSETH: That for and in consideration of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in County of DAVIDSON, State of Tennessee, to wit:

See Exhibit A attached hereto and made a part hereof

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

Dennis Wayne Moore
DENNIS WAYNE MOORE

Emily Moore
Emily Moore

Meloni Oilar
Meloni Oilar

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Dennis Wayne Moore, Emily Moore, Meloni Oilar to me known to be the person _ described in and who executed the foregoing instrument, and acknowledged that _ he _ executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this 30 day of May, 2018.

Notary Public

My commission expires: 11/03/20

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is, $ 0, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Dennis Wayne Moore Emily Moore Meloni Oilar
Affiant

Subscribed and sworn to before me this 30 day of May, 2018.

Notary Public

My Commission Expires: 11/03/20

PROPERTY ADDRESS: 7020 Bridgeport Dr, Nashville, TN 37221

Exhibit A
Legal Description

All the property in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 358 on the Plan of Final Plat Riverwalk, Phase 2A, Section 1, of record in Instrument No. 20031014-0151989, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property as conveyed from Lindsey S Wilson, an unmarried woman to Wayne Moore and wife, Emily Moore and Meloni Oilar, an unmarried woman as set forth in Deed Instrument #20170613-0059377 dated 05/26/2017, recorded 06/13/2017, DAVIDSON County, TENNESSEE.

126160A26000CO

True Copy Certification

I, Connie Grimes, 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.

Connie Grimes

State of Pennsylvania

County of Beaver

Personally appeared before me, Mark J Appugliese, a notary public for this county and state, Connie Grimes who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Mark J Appugliese

Notary's Signature

My Commission Expires: 5/17/19

Notary Seal (if on paper)

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Mark J. Appugliese, Notary Public
Wilmington Twp., Mercer County
My Commission Expires May 17, 2019
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES