Bill Garrett Davidson County
Batch# 126975 DEEDWARR
08/09/2018 02:09:30 PM 5 pgs
Fees: $28.00 Taxes: $556.85
20180809-0078728

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 7 DAY OF August, 2018.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

ONDRAY MCUNGEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF MAURY
My Comm. Expires February 23, 2021

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Music City Financial, LLC	Music City Financial, LLC	
(NAME) 2721 Jones Ave.	(NAME) 2721 Jones Avenue	060-16-0-270.00 060-16-0-270.00
(ADDRESS) Nashville, TN 37207	(ADDRESS) Nashville, TN 372017	
(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, WE, **THEODOCIA KENNEDY, HOWARD MOORE, BILLIE LEE MOORE AND DARRELLE EANSLEY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MUSIC CITY FINANCIAL, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, 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:

SEE ATTACHED EXHIBIT "A"

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

This is improved x property, known as unimproved

2721 Jones Ave., Nashville, TN 37207
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 7 day of August, 2018

Theodocia Kennedy

THEODOCIA KENNEDY

Mr Howard L. Moore

HOWARD MOORE

Billie Lee Moore by Theodocia Moore Kennedy

BILLIE LEE MOORE, BY: THEODOCIA MOORE KENNEDY, CO-CONSERVATOR

Billie Lee Moore by Leana P. Howard

BILLIE LEE MOORE, BY: LEANA P. HOWARD, CO-CONSERVATOR

Darrelle Eansley

DARRELLE EANSLEY

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 Theodocia Kennedy, Howard Moore and Darrelle Eansley, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 7 day of August, 2018.

Commission expires:

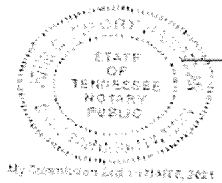
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned notary public, Theodocia Moore Kennedy and Leana P. Howard with whom I am personally acquainted and who acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that they are the Co-Conservators for Billie Lee Moore, and who further acknowledged that they are authorized to execute the within instrument as Co-Conservators for Billie Lee Moore.

Witness my hand and official seal at Nashville, Tennessee this 7 day of August, 2018.

Commission expires:



Notary Public

EXHIBIT "A"

Being Lot No. 2 on the revised plan of Section One of the Resubdivision of Parts of Lots 3 & 4, Joywood Heights, Section III, as of record in Book 6050, Page 11, Register's Office for said County and State, to which reference is made for a more complete description.

Being the same property conveyed by Cash Deed for Tennessee from Andrew M. Cuomo, Secretary of Housing and Urban Development, of Washington, D.C. to Sarah Alice Moore, as recorded on the 10th day of March, 2000 in Instrument No. 200003100025010, in the Register's Office of Davidson County, Tennessee. Sarah Alice Moore died intestate on February 28, 2018. Her estate is being probated under docket No. 18P456, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division. Theodocia Kennedy, Howard Moore, Leonard Moore and Billie Lee Moore are the siblings of Sarah Alice Moore. Leonard Moore died intestate, predeceasing Sarah Alice Moore. Darrelle Eansley is the sole Heir at law of Leonard Moore, pursuant to Affidavits of Heirship of record in Instrument No. 201808090078724 and Instrument No. 201808090078726, said Register's Office. Theodocia Kennedy, Howard Moore, Darrelle Eansley and Billie Lee Moore are the sole Heirs at Law of Sarah Alice Moore, pursuant to Affidavits of Heirship of record in Instrument No. 201808090078725, and Instrument No. 201808090078727, said Register's Office.

Theodocia Kennedy, Theodocia Moore Kennedy, Theodora Moore Kennedy and Theodocia Lena Kennedy are one and the same.

Howard Moore, Howard Jewell Moore and Howell Hewel Moore are one and the same.

Darrelle Eansley, Derrell Ensley, Derrell Moors and Derrell Moore are one and the same.

Leana P. Howard, Leana Howard and Leanna Howard are one and the same.

True Copy Certification

I, STEVE BERNEMAN, 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 Davidson

Personally appeared before me, Amy Nichole Bagwell, a notary public for this county and state, Steve Berneman who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Amy Nichole Bagwell

Notary's Signature

My Commission Expires: 10/03/18

Notary's Seal (if on paper)

AMY NICHOLE BAGWELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM