Karen Y Johnson Davidson County
Batch# 157141 DEEDWARR
11/06/2018 02:46:20 PM 2 pgs
Fees: $13.00 Taxes: $666.00

20181106-0110049

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, is **$180,000.00** (One Hundred Eighty Thousand).

AFFIANT

Subscribed to and sworn before me this 5th day of November, 2018.

NOTARY PUBLIC MY COMMISSION EXPIRES:

JEFFREY M. GRISSIM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY (NOTARY SEAL)

My Commission Expires SEPT. 7, 2020

THIS INSTRUMENT PREPARED BY AND PLEASE RETURN TO:

GRISSIM TITLE & ESCROW, LLC.
1222 17th Avenue South, Nashville, TN. 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Charles Walsh Moore and Arielle R. Fears 2630 Malden Drive Nashville, TN 37210	SWBC Mortgage Corporation 9311 San Pedro Avenue, Suite 100 San Antonio, TX 78216	11911003900

WARRANTY DEED

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 ACKNOWLEDGED, I/WE, **LAURA KING MOORE AND SPOUSE, ROBERT WALSH MOORE, JR.**, HEREINAFTER CALLED THE **GRANTOR(S)**, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **CHARLES WALSH MOORE, AN UNMARRIED MAN AND ARIELLE R. FEARS, AN UNMARRIED WOMAN, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP,** HEREINAFTER CALLED THE **GRANTEE(S)**, 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 31, SECTION 2, LAUREL ACRES, as shown on plat of record in Plat Book 2133, Page 122, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Laura King Moore and spouse, Robert Walsh Moore, Jr., by Warranty Deed from Anna D. Haislip a/k/a Donna G. Haislip, unmarried, of record in Instrument No. 20140828-0078663, dated August 25, 2014 and recorded August 28, 2014, Register's Office for Davidson County, Tennessee.

Being also known as 2630 Malden Drive, Nashville, Tennessee 37210.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:	(**X**) IMPROVED ( ) UNIMPROVED	Property known as: **2630 MALDEN DRIVE** **NASHVILLE, TN 37210**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns, forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

WITNESS, this 5th day of November, 2018

Laura King Moore

Robert Walsh Moore, Jr.

STATE OF NORTH CAROLINA)
COUNTY OF ORANGE)

On this 5th day of November, 2018, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Laura King Moore and Robert Walsh Moore, Jr.** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged they executed the within instrument for the purposed therein contained.

Witness my hand and official seal on this the 5th day of November, 2018.

Notary Public

Commission Expires: 02/06/2023

DESHAWN DIXON
NOTARY
My Commission Expires
2-6-2023
PUBLIC
ORANGE COUNTY, NC