Karen Y Johnson Davidson County
Batch# 168174 DEEDWARR
11/29/2018 10:37:30 AM 4 pgs
Fees: $23.00 Taxes: $0.18
20181129-0116367

PICK-UP

This Instrument Prepared By:
Bass, Berry & Sims (MDS/DHM)
150 Third Avenue South, Suite 2800
Nashville, Tennessee 37201

Name & Address of New Owner(s)	Send Tax Bills To:	Parcel ID Number(s)
James and Sara Moore 2000 Natchez Trace Nashville, TN 37212	Same	104-11-0-135.00 Davidson County

WARRANTY DEED

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, and other good and valuable consideration, J. HUNTER MOORE and BONNIE H. MOORE, husband and wife, and JAMES MOORE ("Grantors"), have this day bargained and sold and by these presents do hereby transfer and convey unto JAMES MOORE, and wife, SARA MOORE, ("Grantees") their heirs and assigns, all of their right, title, and interest in and to the real property described on Exhibit A hereto.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title, and interest thereto belonging, to the Grantees and the Grantees' successors and assigns forever. Grantors do hereby covenant that Grantors are lawfully seized and possessed of the Property in fee simple, have a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and Grantors do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend title to the Property to said Grantees, their successors and assigns, against the lawful claims of all persons whomsoever.

This is improved property known as 2000 Natchez Trace, Nashville, Tennessee.

The descriptions herein are the same as those contained in the prior instruments.

This property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

IN WITNESS WHEREOF, the undersigned have executed this instrument on this 20th day of November, 2018.

J. HUNTER MOORE

BONNIE H. MOORE

JAMES MOORE

STATE OF TENNESSEE)
)
COUNTY OF DAVISON)

Personally appeared before me, the undersigned, a Notary Public, J. Hunter Moore, and Bonnie H. Moore, with whom I am personally acquainted and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 20 day of November, 2018.

Notary Public

My Commission Expires:
July 9, 2022

AUBREE ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 9, 2022

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public, James Moore, with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 27th day of November, 2018.

Kelly K. Copeland
Notary Public

My Commission Expires:
My Commission Expires AUGUST 20, 2019

KELLY K. COPELAND STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $551,000.

James Moore

Subscribed and sworn to before me this
27th day of November, 2018.

Kelly Copeland
Notary Public

My Commission Expires:
My Commission Expires AUGUST 20, 2019

KELLY K. COPELAND STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 50.
Bonnie H. Moore, **Affiant**
Subscribed and sworn before me this the
27 **Day of** November, 2018.
Patrick K. Cuthrell, **Deputy Register**

EXHIBIT A

Land in Davidson County, Tennessee, being the northerly 51 feet of Lot No. 23 on the Plan of Bransford Realty Company's Subdivision (sic) of the Edgar Jones Home Place, as of record in book 421, page 7, Register's Office for said County.

Said part of Lot No. 23 fronts 51 feet on the easterly side of 28th Avenue South, formerly the Compton Road and runs back between parallel lines, with the southerly margin of Jones Avenue, 180 feet to an alley. Together with and subject to a Joint Driveway Maintenance Agreement of record in Book 6342, page 968, said Register's Office.

Being the same property conveyed to Hunter and Bonnie Moore, husband and wife, and James Moore, their son, by Quitclaim Deed of record at Instrument Number 20141112-0104073 Register's Office, Davidson County, Tennessee.

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