Name and Address of New Owner:
Eber Adilio Moran and Alex Esmaglin Moran
2422 Dickerson Pk.
Nashville, TN 37207

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Greater Nashville Title, LLC
200 Madison Street
Madison, TN 37115

Map & Parcel No: 060-15-0-039.00

Karen Johnson Davidson County
Batch# 257912 DEEDWARR
07/17/2019 09:52:30 AM 3 pgs
Fees: $18.00 Taxes: $92.50
20190717-0069821

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Jimmy D. Moore, Jr**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Eber Adilio Moran and Alex Esmaglin Moran,** one half undivided interest each, as tenants in common with rights of survivorship, "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Westerly 93 feet front and 64 feet rear of Lot No. 25 on the Plan of Jones and Hart Subdivision of record in Plat Book 332, Page 43, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Beginning at a point in the Southerly margin of Rock Street, the Northwest corner of Lot No. 25 at the Easterly margin of an alley; thence with said alley and the West line of Lot 25 Southwardly 200 feet to the Southwest corner of Lot 25; thence with the South line of Lot 25 Eastwardly 64 feet to the Southwest rear corner of the property conveyed to Harry McQuiston by deed from Tom McQuiston and wife, of record in Book 1852 Page 99; thence Northwardly with his line 100 feet to his Northwest corner; thence with his North line Eastwardly 29 feet to the Southwest comer of the property conveyed to Harry McQuiston by deed from Tom McQuiston and wife, of record in Book 2096 Page 203, Register' s Office for Davidson County, Tennessee; thence with his West line Northwardly 100 feet to a point in the Southerly margin of Rock Street; thence with same, Westerly 93 feet to the beginning.

Being the same property conveyed to Robert H. Moore and wife, Ruby Odell Moore by Warranty deed from T. W. Street and wife, Beulah Mai Street of record in Book 4544, page 716 and Affidavit of Heirship recorded in Instrument No. 20000306-0021778, Register's Office for Davidson County, Tennessee, dated October 08, 1971 and recorded on October 13, 1971. The said Robert Hill Moore is deceased.

Being the same property conveyed to Jimmy D. Moore, Jr by Warranty deed from Jerry R. Moore, Sr., Joyce McCrary, Jimmy D. Moore, Sr., Maybell Harding, and Melvin R. Moore of record in Instrument No. 20150422-0035979 Register's Office for Davidson County, Tennessee, dated January 08, 2015 and recorded on April 22, 2015.

Being also known as 118 Rock Street, Nashville, Tennessee 37207.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 16th day of July, 2019.

_____(SEAL)
Jimmy D. Moore, Jr

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Jimmy D. Moore, Jr, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 16th day of July, 2019.

STEVEN PAUL DISSER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

_____
Notary Public
My commission expires: 3/8/21

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $25,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant)

Sworn to and subscribed before me this
16th day of July, 2019.

STEVEN PAUL DISSER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

_____
Notary Public
My commission expires: 3/8/21

File No. 2019-311

Tennessee Certification of Electronic Document

I, Steven Disser, do hereby make oath that I am a licensed attorney and/or the
Signer's Name

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, Sandy Balent, a notary public for this county and
Notary's Name

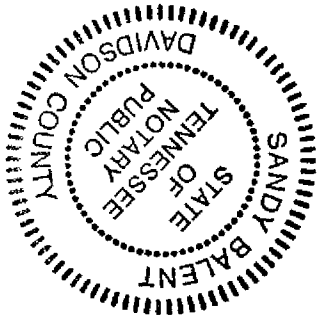
state, Steven Disser, who acknowledges that this certification of an electronic
Signer's Name

document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSION EXPIRES: 11-5-19

NOTARY'S SEAL



(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).