WARRANTY DEED

ALISON RODGERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

A-BR-19-829

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $672,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26 DAY OF JULY, 2019.

Notary Public

MY COMMISSION EXPIRES: 10-7-19

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Rebecca Moore and Michael Kevin Moore, Jr.	**Movement Mortgage, LLC**	
(NAME) **829 Acklen Ave**	(NAME) **8024 Calvin Hall Road**	**105-10-0-136.00**
(ADDRESS) **Nashville, TN 37203**	(ADDRESS) **Indian Land, SC 29707**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JAMES S. THOMAS, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **REBECCA MOORE AND MICHAEL KEVIN MOORE, JR., WIFE AND HUSBAND,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Easterly half of Westerly half of Lot No. 109 on the Plan of Waverly Land Company's Plan of lots called "Waverly Place" of record in Plat Book 57, Page 95, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said part of Lot No, 109 fronts 59 feet on the Southerly side of Acklen, formerly Kirkman, Avenue and runs back 250 feet to an alley measuring 38 1/2 feet thereon.

Being the same property conveyed to James S. Thomas, unmarried by Warranty deed from Helen M. Rucker Williams, unmarried of record in Instrument No. 20071102-0129480 Register's Office for Davidson County, Tennessee, dated October 30, 2007 and recorded on November 02, 2007. (Value of consideration shown in aforementioned deed $265,000.00.) Being also known as 829 Acklen Ave Nashville, Tennessee 37203.

This conveyance is subject to:
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **829 Acklen Ave, Nashville, Tennessee 37203**.

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. 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.

Karen Johnson Davidson County
Batch# 263599 DEEDWARR
07/29/2019 02:51:32 PM 2 pgs
Fees: $13.00 Taxes: $2,486.40

20190729-0074515

Witness my/our hand(s) this the 26 DAY OF JULY, 2019.

James S. Thomas by Ryan Terrell as Attorney-in-Fact

James S. Thomas by Ryan Terrell, attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RYAN TERRELL, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of JAMES S. THOMAS, and who acknowledged he/she/they executed the same as the free act and deed of the said JAMES S. THOMAS.

Witness my hand and official seal, this the 26th of July, 2019.

Notary Public
My Commission Expires: 03/07/2023
(SEAL)

WILLIAM E GRONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-07-2023

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212