Karen Johnson Davidson County
Batch# 278096 DEEDWARR
08/30/2019 02:33:30 PM 4 pgs
Fees: $23.00 Taxes: $4,070.00
20190830-0087971

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 34919-07-2019**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $1,100,000.00. Edith Shipley Moore Affiant Subscribed and sworn to before me this 30th day of August, 2019. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MAY 5, 2020

WARRANTY DEED

Address New Owner: Grace Barlow Dent Paul Harrington Dent 1155 Sewanee Road Nashville, TN 37220	**Send Tax Bills To:** Wells Fargo Bank 2701 Wells Fargo Way Minneapolis MN 55467-8000	**Tax Information:** Map and Parcel No.: 131 15 0 040 00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Edith Shipley Moore, an unmarried woman** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Paul Harrington Dent and Grace Barlow Dent, husband and wife** ("Grantee"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 1155 Sewanee Road, Nashville, TN 37220.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 30th day of August, 2019.

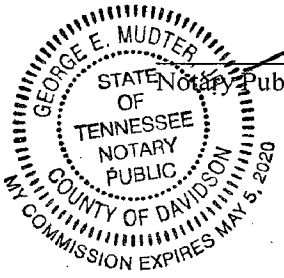
Edith Shipley Moore

Edith Shipley Moore

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Edith Shipley Moore, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of August, 2019.



Notary Public

My Commission Expires:

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 17 of Block "A" on the Map of Gateway Acres, as of record in Book 974, page 73, Register's Office for said County.

Said Lot 17 fronts 250 feet on the southerly side of Sewanee Road and runs back between lines, 236.2 feet on the easterly line and 237.3 feet on the westerly line to a dead line, measuring 236.7 feet thereon.

Being the same property conveyed to James Rutland Moore, a single person by deed dated June 3, 1965 from Frank R. King and wife, Ethel J. King of record in Book 3906, page 102, Register's Office for Davidson County, Tennessee. By Deed dated July 22, 1965 of record in Book 3923, page 318, James Rutland Moore conveyed subject property to James Rutland Moore and wife, Edith H.S. Moore. By Quitclaim Deed dated February 20, 1995 of record in Book 9599, page 919, Register's Office for Davidson County, Tennessee, Edith H.S. Moore conveyed her interest in subject property to James Rutland Moore. James Rutland Moore having since died on March 21, 2014 leaving a Last Will and Testament filed for Probate in Docket No. 14P701, Probate Court for Davidson County, Tennessee. In accordance with the terms of the Will, James Rutland Moore directed that the Executor administer and distribute the real property as part of his probate estate. Letters Testamentary were issued to Edith Shipley Moore. By Executor's Quitclaim Deed dated April 19, 2016, of record in Instrument No. 20160504-0044230, Register's Office for Davidson County, Tennessee, Edith Shipley Moore, Executor of the Estate of James Rutland Moore conveyed subject property to Edith Shipley Moore, individually.

This conveyance is made subject to:

1. State and County taxes for the year 2019, which have been prorated and assumed by Grantee. Map and Parcel No. 131 15 0 040 00.
2. Restrictive Covenants contained in an instrument of record in Book 1066, page 402, and Book 1153, page 235, Register's Office for Davidson County, Tennessee.
3. All matters appearing on the Plan of record as Book 974, page 73, Register's Office for Davidson County, Tennessee.

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, Sondra Mounggey a notary public for this county and state, Steve Berneman acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 2-23-2021
Notary Seal (if on paper)

SONDRA MOUNGEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF MAURY
My Comm. Expires

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