THIS INSTRUMENT PREPARED BY:

Paul F. Soper, Esq.
2323 21st Avenue S, Ste. 502
Nashville, Tennessee 37212

Karen Johnson Davidson County
Batch# 326356 DEEDWARR
12/06/2019 02:21:39 PM 4 pgs
Fees: $23.00 Taxes: $4,364.15
20191206-0126272

ADDRESS NEW OWNER
Ryan Moore and Heather
Elizabeth Moore
3602 Hampton Avenue
Nashville, TN 37215

SEND TAX BILLS TO
New Owner

MAP/PARCEL
117-05-0-048.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **AMY L. RICH, TRUSTEE OF THE AMY L. RICH REVOCABLE TRUST, U/A/D MARCH 7, 2011** ("Grantor" herein), has bargained and sold, and does hereby bargain sell, transfer, convey, and confirm unto **RYAN MOORE AND HEATHER ELIZABETH MOORE, HUSBAND AND WIFE** ("Grantee" herein), her successors and assigns, all of Grantor's right, title and interest in and to that certain tract or parcel of land in **Davidson County, State of Tennessee**, more particularly described on **Exhibit A** attached hereto.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, hereditaments, estate, title, and interest thereto belonging to said GRANTEE, her successors and assigns, forever. And GRANTOR does covenant with said GRANTEE that GRANTOR is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered.

And GRANTOR does further covenant and bind himself, his assigns, successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her successors and assigns, against the lawful claims of all persons.

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.

IN WITNESS WHEREOF, the GRANTOR has hereunto set his hands as of this 31st day

of December, 2019.

AMY L. RICH REVOCABLE TRUST, U/A/D MARCH 7, 2011

Amy L. Rich, Trustee
BY: AMY L. RICH, TRUSTEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Paul Soper, a Notary Public of the State and County aforesaid, personally appeared **AMY L. RICH, TRUSTEE OF THE AMY L. RICH REVOCABLE TRUST, U/A/D MARCH 7, 2011**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the within named bargainor, and that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal at Nashville, TN, this 6th day of December, 2019.

Notary Public

PAUL F. SOPER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 1/3/22

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property (whichever is greater) is **$1,179,500.00**

Eleanor Woods

Sworn to and subscribed before me this 6th day of December, 2019.

Notary Public

My Commission Expires:

DEBBIE MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 09-25-2022

EXHIBIT A
LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot 32 of the westerly 6 feet of Lot No. 33 on the map of the Henry Sperry Subdivision, as of record in Plat Book 974, page 21, Register's Office for said County.

Said Lot No. 32 and part of Lot No. 33 adjoin and front together 106 feet on the northerly side of Hampton Avenue and run back between parallel lines 200 feet to a dead line.

Being the same property conveyed to THOMAS E. TOMPKINS AND WIFE, AMY R. TOMPKINS, by deed from CHANDLER MCCULLOUGH, JR., AND WIFE, NANCY P. MCCULLOUGH, of record in Book 5691, page 7, dated December 15, 1980, said Register's Office.

Further being the same property conveyed to AMY RICH TOMPKINS, by quitclaim deed from THOMAS EUGENE TOMPKINS, of record in Book 9295, page 471, dated September 24, 1993, said Register's Office. Pursuant to the conditions of Divorce Decree of record in Docket No. 93D-190, Fourth Circuit Court for Davidson County, Tennessee.

Further being the same property conveyed to AMY L. RICH, TRUSTEE OF THE AMY L. RICH REVOCABLE TRUST, U/A/D MARCH 7, 2011, by deed from AMY L. RICH, MARRIED, F/K/A AMY RICH TOMPKINS, of record in Instrument No. 20140912-0083539, dated September 3, 2014, said Register's Office.

EXHIBIT B
PERMITTED EXCEPTIONS

1) Taxes for 2020, and subsequent years;

2) All matters shown on the Plan, with Owner's Certificate, of record in Book 974, page 21, said Register's Office.

3) Easement for sanitary sewers and/or storm drainage to the Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 3956, page 899, said Register's Office.