Davidson County DEEDWARR
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Fees:23.00 Taxes:1341.25
20150313-0021858

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THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 32262-03-2015** File Bo x9-B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $362,500.00. Affiant Subscribed and sworn to before me this 13th day of March, 2015. Notary Public My Commission Expires:

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires November 6, 2017

WARRANTY DEED

Address New Owner: Moresell, LLC 1319B Pillow Street Nashville TN 37203	**Send Tax Bills To:** New Owner	**Tax Information:** Map and Parcel No.: PART OF 105 07 0 133 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, **Frank Moore Holdings, LLC, a Tennessee limited liability company**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Moresell, LLC, a Tennessee limited liability company** ("Grantee"), its successors, 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 1319B Pillow St., Nashville, TN 37203

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 13th day of March, 2015.

Frank Moore Holdings, LLC, a Tennessee limited liability company

BY: _____, Member
Linda Moore Schipani, Member

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Linda More Schipani, 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, and who further acknowledged that she is the Member of Frank Moore Holdings, LLC, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument behalf of the maker.

Witness my hand, at office, this 13th day of March, 2015.

_____
Notary Public

My Commission Expires:

GERALD G. PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES NOV 3, 2018

EXHIBIT "A"

Land in Davidson County, Tennessee being Unit No. B together with the appurtenant interest in the common elements of 1319 Pillow Street Townhomes, a horizontal property regime with private elements established by Declaration in Instrument No. 20150312-0021423, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Site Plan attached as Exhibit B to the aforementioned Declaration, and being located upon the northerly 50 feet of the southerly 150 feet of the easterly part of Block "F" on the plan of the Merritt-Hagan Land, in South Nashville, as of record in Minute Book "N", page 241, County Court for Davidson County, Tennessee.

Being part of the same property conveyed to Frank Moore, LLC, a Tennessee limited liability company, by Special Warranty Deed dated January 3, 2013 from Roger Allen Mayberry, Executor for the Estate of Georgia Nadean Mayberry (a/k/a Georgia Nadeen Mayberry) of record in Instrument No. 20140106-0000963, Register's Office for Davidson County, Tennessee. By Scrivener's Affidavit dated March 11, 2015 in Instrument No. 20150311-0021013, Register's Office for Davidson County, Tennessee, the grantee's name was corrected to Frank Moore Holdings, LLC, a Tennessee limited liability company.

This conveyance is made subject to:

1. Taxes for the year 2015, being prorated by the parties and assumed by the Grantee.
2. State and County taxes for the year 2014, in the amount of $994.47, PAID. Map and Parcel No. .105 07 0 133 00
3. If improvements are completed after January 1 of any year, the Law requires supplemental assessments for the year in which improvements are completed as defined by Statute. The Company assumes no liability for taxes assessed by correction pursuant to the provisions of T.C.A. § 67-5-603.
4. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Declaration (and By-Laws) for 1319 Pillow Street Townhomes, of record in Instrument No. 20150312-0021423, Register's Office for Davidson County, Tennessee.
5. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
6. All matters appearing on the Plan of record as Minute Book N, page 241, County Court for Davidson County, Tennessee.

True Copy Certification

I, KELLY E. COX, 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.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, GEORGE E. MUDTER, JR., a notary public for this county and state, KELLY E. COX, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: _____
Notary Seal:

