WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $529,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of May, 2015.

Notary Public

MY COMMISSION EXPIRES: 11-3-2015

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Greenvue Title & Escrow, LLC, 2207 Crestmoor Road, Suite 101, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Karen B. Moore	Karen B. Moore	103-04-0-233.00
(NAME)	(NAME)	
4301 Nebraska Avenue	4301 Nebraska Avenue	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Nashville, TN 37209	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, MATTHEW SAUER AND KATHERINE SAUER, HUSBAND AND WIFE, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto KAREN B. MOORE, A SINGLE WOMAN, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being the westerly 20 feet 10 inches of Lot No. 59 and the easterly 40 feet of Lot No. 60, all on the Plan of West end annex, of record in Book 332, page 61, Register's office for Davidson county, Tennessee.

Said property fronts 60 feet 10 inches on the northerly margin of Nebraska, formerly 8th Avenue and extends back between parallel lines 157.9 feet to an alley.

Being the same property conveyed to KIM MCLAUGHLIN , UNMARRIED, LAYNE E. DOMBROSKY AND SAVANAH A. PYLE, WITH RIGHT OF SURVIVORSHIP, by deed from LEILA SULLIVAN, UNMARRIED, of record in Instrument No. 200003020020740, dated February 1, 2000, rerecorded in Instrument No. 200003200028273, and further rerecorded in Instrument No. 20020109-0003264, said Register's Office. Also being the same property conveyed to MATTHEW SAUER AND KATHERINE SAUER, HUSBAND AND WIFE, by deed from KIM MCLAUGHLIN, UNMARRIED, as to interest in subject property, of record in Instrument No. 20090123-0006012 , dated January 15, 2009, said Register's Office.

QUITCLAIM DEED conveying property from LAYNE E. DOMBROSKY AND SAVANAH A. PYLES to Matthew Sauer and Katherine Sauer, husband and wife, being recorded simultaneously herewith. * 2015 0527 . 0048642 . A.O. O.C.

BILL GARRETT, Davidson County
Trans:T20150040975 DEEDWARR
Recvd: 05/27/15 12:37 2 pgs
Fees:13.00 Taxes:1957.30
20150527-0048643

unimproved ☐

This is improved ☑ property, known as 4301 Nebraska Avenue, Nashville, TN 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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.
This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

Witness our hands this 22nd day of May, 2015.

Matthew Sauer

Katherine Sauer

STATE OF TENNESSEE

COUNTY OF

On this 22nd day of May, 2015, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Matthew Sauer and Katherine Sauer**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
11-3-2015

Notary Public,

