WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150108035 DEEDWARR
Recvd: 12/22/15 12:26 2 pgs
Fees:13.00 Taxes:814.00

20151222-0128638

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $220,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 14th day of December, 2015.

Notary Public

MY COMMISSION EXPIRES: 9/10/2018

(AFFIX SEAL)

ERIKA PILAND
NOTARY PUBLIC
TENNESSEE
DAVIDSON COUNTY
COMMISSION EXPIRES 9-10-2018

THIS INSTRUMENT WAS PREPARED BY
Touchstone Title and Escrow, LLC, 318 Seaboard Lane, Suite 114, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Tyler J. Jacobson	New Owner	082130E30700CO
(NAME)	(NAME)	
510 Old Hickory Blvd., #617		
(ADDRESS)	(ADDRESS)	
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, I, Regina A. Moore, a single woman, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Tyler J. Jacobson, unmarried man, 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 Unit No. 307, with all rights and appurtenances thereto belonging as set out in the Master Deed of District Lofts, a condominium development of record as Instrument No. 20080104-0001256, and amended by Surveyors Certificate of Correction of record in Instrument No., 20080111-0003637, and amended by Instrument No., 20080609-0059308, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description. Unit No., 307 is assigned parking space 17 as shown on the plat of the parking space assignment as of record in Instrument 20080609-0059308, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Regina A. Moore, a single woman by Warranty Deed from Lori B. Williams, unmarried, recorded on the 18th day of September, 2009 in Instrument No. 20090918-0087499, in the Register's Office of Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

unimproved ☐

This is improved ☑ property, known as 817 3rd Avenue North, Unit 307, Nashville, TN 37201
(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.

Witness my hand this 14th day of December, 2015.

Regina A. Moore

STATE OF NORTH CAROLINA

COUNTY OF Mecklenburg

On this 14th day of December, 2015, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Regina A. Moore**, 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 she executed the same as her free act and deed.

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

My Commission Expires:
8/9/2019

Notary Public,

BEVERLY D NEWMAN
NOTARY PUBLIC
Mecklenburg County
North Carolina
My Commission Expires August 9, 2019