WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $140,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF SEPTEMBER, 2016.

Notary Public

MY COMMISSION EXPIRES: 10/18/16

(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

G-RP-16-803-T

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Chelsea Eager	new owner	
(NAME) **803 Hillview Heights #208**	(NAME)	**105-14-I-39.00CO**
(ADDRESS) **Nashville, TN 37204**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **ADAM MOORE, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CHELSEA EAGER, A SINGLE WOMAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit 39, STUDIO 1 LOFTS CONDOMINIUM, as established under Declaration of record in Instrument No. 20140715-0062248, in the Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Adam Moore by Warranty Deed from Studio 1 Nashville Apartments, LLC, recorded August 22, 2014 in Instrument No. 20140822-0076895, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of record in Instrument No. 20140715-0062248, Register's Office for Davidson County, Tennessee.
- Charter of record in Instrument No. 20140715-0062247 in the Register's Office for Davidson County, Tennessee.
- Sanitary Sewer/Storm Drainage Easement as shown of record in Book 4166, Page 14, in the Register's Office for Davidson County, Tennessee.
- Memorandum of Lease to Web Service Company, Inc. recorded in Book 9188, Page 666; Book 10983, Page 783 and Instrument No. 20030812-0114736, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **803 Hillview Heights #208, Nashville, Tennessee 37204**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

BILL GARRETT, Davidson County
Trans:T20160078293 DEEDWARR
Recvd: 09/07/16 11:18 2 pgs
Fees:13.00 Taxes:518.00
20160907-0093947

Witness my/our hand(s) this the 1st DAY OF SEPTEMBER, 2016.

Adam Moore

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 1st of September, 2016.

Notary Public
My Commission Expires:
(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 6, 2020

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212