BILL GARRETT, Davidson County
Trans:T20170051595 DEEDWARR
Recvd: 06/16/17 10:47 2 pgs
Fees:13.00 Taxes:1270.95
20170616-0060601

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$343,500.00**

Affiant

Subscribed and sworn to before me, this the 15th day of June, 2017.

Notary Public

My commission expires: 07/06/20

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
GREENVUE TITLE & ESCROW, LLC
2207 Crestmoor Road, Suite 101
Nashville, TN 37215

WARRANTY DEED

Greg Y. Baker	Send Tax Bills To: new owner	Map-Parcel Numbers: **091-13-0-156.00**
529 B Croley Drive		
Nashville, TN 37209		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

MOORE HOMES LLC, A TENNESSEE LIMITED LIABILITY COMPANY

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

GREG Y. BAKER, an unmarried man

HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS:

Land in Davidson County, Tennessee, being Unit B, as shown on the map entitled Declaration Establishing Homes at 529 Croley Drive, A Townhouse, Planned Unit Development ("Horizontal Property Declaration") a Horizontal Regime with Private Elements, of record in Instrument No. 20170109-0002235, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being part of the same property conveyed to MOORE HOMES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from LEIGH ANN KNOT (F/K/A LEIGH ANN (W0LF) HOPPER), MARRIED, of record in Instrument No. 20161103-0116188, dated October 27, 2016, said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved property known as 529B Croley Drive, Nashville, TN 37209.

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, his heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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, his 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/our hand(s) this 12th day of June, 2017.

Moore Homes, LLC
By: Mark Edward Moore, Chief Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for the County and State aforesaid, personally appeared Mark Edward Moore, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be Chief Manager of Moore Homes, LLC, the within named bargainor, a Tennessee limited liability company, and that he as such being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company be himself as Chief Manager.

WITNESS my hand and seal, this the 12th day of June, 2017.

Notary Public

My commission expires: 8-20-2019

EMILY H. PROPHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY