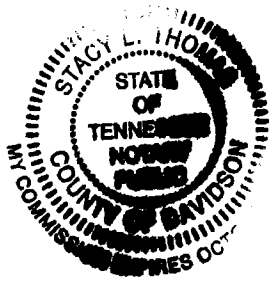
Davidson County	DEEDWARR
Recvd: 08/23/17 09:27	3 pgs
Fees:18.00 Taxes:1232.10	
20170823-0086417	

#33752

WARRANTY DEED



State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $333,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of August, 2017

Notary Public

MY COMMISSION EXPIRES: 10-7-2019

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sumner Title & Escrow, LLC, 131 Indian Lake Blvd, Suite 200, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Austin Conrad Aubrey Conrad		072 11 0D 002.00
(NAME) 1808A Branch St.	(NAME) BB&T, 223 West Nash St	
(ADDRESS) Nashville, TN 37216	(ADDRESS) Wilson, NC 27893	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in 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, **Oliver Jordan Moore, a married man**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Austin Conrad and Aubrey Conrad, husband and wife,** 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 A, together with the appurtenant interest in the common elements of 1808 Branch Street Townhomes, a horizontal property regime with private elements as established by Declaration in Instrument No. 20140401-0027046, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Site Plan attached as Exhibit B to the aforementioned Declaration.

BEING the same property conveyed to Oliver Jordan Moore, an unmarried man, by Warranty Deed from Capital Homes, LP, a Tennessee limited partnership, n/k/a Urban Dwell Homes, LP, by Articles of Amendment filed July 23, 2014 with the Tennessee Secretary of State, dated and recorded December 12, 2014 in Instrument No. 20141212-0113929, Register's Office for Davidson County, Tennessee. The said Oliver Jordan Moore has since married and his wife, Jessica Moore herein joins to convey any and all right and interest she may have; especially her marital rights.

The 2016 taxes have been paid by the Grantor and the 2017 taxes have been prorated between the Grantor and the Grantee. All future taxes will be assumed by the Grantee herein.

Subject to all matters as shown on the Declaration of Covenants, Conditions and Restrictions and By-Laws and HOA Charter of record in Instrument No. 20140401-0027046, said Register's Office.

unimproved ☐

This is improved ☑ property, known as 1808A Branch St., Nashville, TN 37216

(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/our hands this 18th day of August, 2017.

Oliver Jordan Moore

Jessica Moore

State of Tennessee
County of Davidson

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

WITNESS my hand and seal this 18th day of August, 2017.

Notary Public
My Commission Expires: 6/18/19

JENNIFER A HOFFMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 06-18-2019

File No.: 20171629

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, STACY L. THOMAS, 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:

