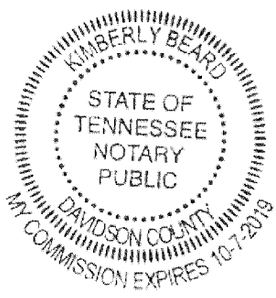
Davidson County DEEDWARR
Recvd: 09/01/17 15:12 4 pgs
Fees:23.00 Taxes:1942.50
20170901-0090402

Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $525,000.00.

Affiant

Subscribed and sworn to before me, this the 25th day of August, 2017.

Notary Public

My commission expires:

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
L. Barton Peach	New Owner	
3210 Long Blvd. #201		104-02-3K-201.00-CO
Nashville, TN 37203		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **KEELY MOORE, SINGLE, INDIVIDUALLY, AND KEELY MOORE AND COLLETTA HARNESS MOORE, HEIRS-AT-LAW OF THE ESTATE OF STEPHEN MOORE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **L. BARTON PEACH**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain condominium located in Davidson County, Tennessee, being Unit No. 201, also shown as Unit No. 5 on the Plan of The Mezzo Lofts West Condominiums having been established by the Declaration of Covenants, Conditions and Restrictions of The Mezzo Lofts West End Condominiums of record in Instrument No. 20140929-0089689 and amended in Instrument No. 20150902-0089581, Register's Office for said Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being a portion of the same property conveyed to Mezzo West End, LLC by Quitclaim deed from Terry L. Coker, a married person of record in Instrument No. 20130910-0095430 Register's Office for Davidson County, Tennessee, dated September 06, 2013 and recorded on September 10, 2013.

Being the same property conveyed to Keely Moore and Stephen Moore by Warranty deed from Mezzo West End, LLC of record in Instrument No. 20150929-0098785 Register's Office for Davidson County, Tennessee, dated September 22, 2015 and recorded on September 29, 2015. The said Stephen Moore is now deceased. Colletta Harness Moore, Randy Ray Moore, Buffy Dee Ann Moore Reischling and Keely Ranae Moore are the heirs-at-law of Stephen Moore (see Heirship Affidavit at Instrument No. 20170901-0090399). Randy Ray Moore, an heir-at-law of Stephen Moore, quitclaimed his interest to said property to Keely Ranae Moore in Instrument No. 20170901-0090400. Buffy Dee Ann Moore Reischling, an heir-at-law of Stephen Moore, quitclaimed her interest to said property to Keely Ranae Moore in Instrument No. 20170901-0090401.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 3210 Long Blvd. #201, Nashville, TN 37203.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 25th day of August, 2017.

Keely Moore

Keely Ranae Moore, Heir-at-Law of the Estate of Stephen Moore

Colletta Harness Moore, Heir-at-Law of the Estate of Stephen Moore

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Keely Moore, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 25th day of August, 2017.

Notary Public

My Commission Expires:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Keely Moore and Colletta Harness Moore, Heirs-at-Law of the Estate of Stephen Moore, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 25th day of August, 2017.

Notary Public

My Commission Expires:

TRUE COPY CERTIFICATION

I, MITCHELL A. WATTS, do herby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached documents tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Mitchell A Watts

Signature

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, J Carla Ikard, a notary public for this county and state, Mitchell A Watts who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

J Carla Ikard

Notary

J CARLA IKARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires 1-8-19

Notary's Seal