Bill Garrett Davidson County
Batch# 96026 DEEDWARRSP
05/23/2018 01:25:05 PM 6 pgs
Fees: $33.00 Taxes: $3,422.50
20180523-0049459

SPECIAL WARRANTY DEED

TO: John O'Brien McGuire, Jr. and Elizabeth Pagano McGuire

This instrument was prepared by:
Kim A. Brown, Esq.
Sherrard Roe Voigt & Harbison, PLC
150 3rd Avenue South, Suite 1100
Nashville, TN 37201

FROM: The Estate of Robert N. Moore, Jr.

Address New Owner(s) as Follows:	Send Tax Bills To:	Map/Parcel Number:
John O'Brien McGuire, Jr. and Elizabeth Pagano McGuire 1003 Greenwich Park Nashville, TN 37215	Same	Map 117-13-0B, Parcel 161

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $925,000.00.

Affiant

Sworn to and subscribed before me, this 21st day of May, 2018.

NOTARY PUBLIC
Dawnelle B. Smith
My Commission Expires
September 10, 2018
STATE OF TENNESSEE

Notary Public

My Commission Expires:

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named Buyer, and other good and valuable considerations, the receipt of which is hereby acknowledged, The Estate of Robert N. Moore, Jr. (hereinafter called the "Seller"), has bargained and sold, and by these presents does transfer and convey unto John O'Brien McGuire, Jr. and wife, Elizabeth Pagano McGuire (hereinafter collectively called the "Buyer"), and Buyer's heirs, successors and assigns, all of Seller's interest as owner in a certain tract of land and improvements located in Davidson County, Tennessee, described on Exhibit A attached hereto and incorporated herein by reference, and any improvements thereon.

The above-referenced property is conveyed subject to the matters set forth on Exhibit B attached hereto and incorporated herein by reference.

This is improved property located at 1003 Greenwich Park, Nashville, Davidson County, Tennessee 37215.

TO HAVE AND TO HOLD the said real property, together with all rights and appurtenances thereunto belonging or in any wise appertaining to Buyer, their heirs, successors and assigns, forever in fee simple.

Seller further covenants and binds itself, its representatives, successors and assigns to warrant specially and forever defend the title to said real estate to Buyer, and Buyer's heirs, successors and assigns, against the lawful claims of all persons claiming through and under Seller (other than claims arising out of the matters set forth above), but not further or otherwise. 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.

(signature on next page)

IN WITNESS WHEREOF, Seller has caused this Special Warranty Deed to be executed effective as of the 21 day of May, 2018.

SELLER:

THE ESTATE OF ROBERT N. MOORE, JR.

By: Sondra F Morris, Ex.
Sondra F. Morris, Executor

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public of said County and State, personally appeared Sondra F. Morris, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Executor of The Estate of Robert N. Moore, Jr., the within named bargainor, and that she as such Executor, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing her name as Executor of the Estate.

Witness my hand and seal, at Office in Nashville, Tennessee, this 21ST day of May, 2018.

Dawnelle B Smith
Notary Public

My Commission Expires:



NOTARY PUBLIC
Dawnelle B. Smith
My Commission Expires
September 10, 2018
STATE OF TENNESSEE

EXHIBIT A

PROPERTY DESCRIPTION

Land in Davidson County, Tennessee, being Lot(s) 1003, as shown on the map entitled Plat of Abbottsford Phase 2, Revision 1, of record , Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to ROBERT N. MOORE, JR., by deed from ROBERT N. MOORE, JR., ASSIGNEE FROM REGIONS BANK, SUCCESSOR TO UNION PLANTERS BANK, KROHN HOMES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record in Instrument No. 20080103-0000565, dated December 3, 2007, said Register's Office. The said Robert N. Moore, Jr., having since died testate on or about February 28, 2017. SONDRA F. MORRIS, EXECUTOR OF THE ESTATE OF ROBERT N. MOORE, JR. has full power to convey said property pursuant to the will of record in Clerk and Master, Probate Court of Williamson County, Tennessee, Docket No. P9060.

EXHIBIT B

PERMITTED EXCEPTIONS

1. Taxes for the year 2018 and future taxes, a lien, not yet due and payable.

2. Matters shown on the Plan of record in Instrument No. 20010502-0044874 and revised in Instrument No. 20020305-0027572 and corrected in Instrument No. 20020828-0104512, said Register's Office.

3. Restrictive Covenants contained in instrument of record in Book 6478, page 177, as amended in Book 6530, page 242, said Register's Office.

4. Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 6537, page 303, as amended and restated in Book 8106, page 1, Book 10458, page 810, as Instrument No. 20010330-0030930, supplemental as Instrument No. 20020502-0045152, as re-recorded as Instrument No. 200105 14-0049648, Instrument No. 20131218-0127945, Instrument No. 20150511-0042928 and Instrument No. 20160523-0051265, said Register's Office.

5. Assessments set out in Declaration of Covenants, Conditions and Restrictions contained in an instrument of record in Book 6537, page 303, as amended and restated in Book 8106, page 1, said Register's Office.

6. Easements set out in Declaration of Covenants, Conditions and Restrictions contained in an instrument of record in Book 6537, page 303, as amended and restated in Book 8106, page 1, said Register's Office.

7. By-Laws contained in instrument of record in Instrument No. 20131218-0127949, said Register's Office.

8. Grant of Underground Utility Easement of record in Book 8643, page 272, said Register's Office.

9. Easement for water line of record in Book 1266, page 690, and Book 1037, page 572, said Register's Office.

10. Easement for maintaining a wall of record in Book 9421, page 147, said Register's Office.

11. Correction of grant of easement for pipeline of record in Book 5128, page 953, said Register's Office.

12. Easement for gas service agreement of record in Book 7272, page 746, said Register's Office.

13. Stormwater detention agreement of record in Book 6555, page 328 and as Instrument No. 20010425-0040838, said Register's Office.

14. Metropolitan Ordinances BL2000-245 and BL2000-546, of record in Minute Book 61, page 295, in the Office of the Metropolitan Government of Nashville and Davidson County, Tennessee.

15. Abbottsford Homeowners Association, Inc. Parking Rules of record in Instrument No. 20140307-0019563, said Register's Office.