WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $185,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF JULY, 2018.

Notary Public

MY COMMISSION EXPIRES: 1-3-22

(AFFIX SEAL)

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

G-BC-18-803

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Bill Garrett Davidson County
Batch# 114165 DEEDWARR
07/09/2018 03:35:23 PM 2 pgs
Fees: $13.00 Taxes: $684.50

20180709-0066226

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	
Jacqueline Pilon Almeida and Raphael A. Almeida	**New Owner**	
(NAME)	(NAME)	**105-14-0I-042.00-CO**
2413 Westfield Ave.		
(ADDRESS)	(ADDRESS)	
Scotch Plains, NJ 07076		
(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, **MOORE ADVENTURES, LLP, A TENNESSEE LIMITED LIABILITY PARTNERSHIP,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JACQUELINE PILON ALMEIDA AND RAPHAEL A. ALMEIDA, WIFE AND HUSBAND,** 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 42, 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 Moore Adventures, LLP by Warranty deed from Studio 1 Nashville Apartments, LLC of record in Instrument No. 20140822-0076897 Register's Office for Davidson County, Tennessee, dated August 15, 2014 and recorded on August 22, 2014.

This conveyance is subject to:
- Taxes for the year 2018, a lien not yet due and payable.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20140715-0062248, Register's Office for Davidson County, Tennessee.
- Charter of record in Instrument Number 20140715-0062247, in the Register's Office for Davidson County, Tennessee.
- Sanitary Sewer/Storm Drainage Easement of record in Book 4166, Page 14, in the Register's Office for Davidson County, Tennessee.
- Memorandum of Lease to Web Service Company, Inc. of record in Book 9188, Page 666, Book 10983, Page 783 and instrument No. 20030812-0114736, in the Register's Office for Davidson County, Tennessee.
- Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.
- Subject to rights of others in and to the common areas and/or elements.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **803 Hillview Heights #205, 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.

Witness my/our hand(s) this the 5th DAY OF JULY, 2018.

Moore Adventures, LLP

BY: _____
Adam Moore
Partner

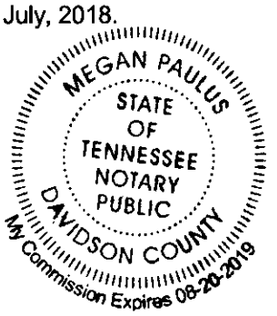
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ADAM MOORE, signing for MOORE ADVENTURES, LLP, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the PARTNER of MOORE ADVENTURES, LLP, the within named bargainor, a limited liability partnership, and that he/she as such partner executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 5th of July, 2018.

_____
Notary Public

My Commission Expires: 8/20/19
(SEAL)



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