File#: 31118-8 Box 14

WARRANTY DEED

Bill Garrett Davidson County
Batch# 130753 DEEDWARR
08/20/2018 09:02:29 AM 2 pgs
Fees: $13.00 Taxes: $1,600.25

20180820-0082036

G-NR-18-730

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $432,500.00.

Noah Cook
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF AUGUST, 2018.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

SHERRI D. HOLLIS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON My Comm. Expires Sept. 22, 2019

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

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Thomas Vester and Molly Vester	F&M Bank	
(NAME)	(NAME)	
730 4th Avenue North	50 Franklin Street	**82-13-C-2.00CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37219	Clarksville, TN 37040	
(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, **AARON CLEVELAND MOODY, A SINGLE MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **THOMAS VESTER AND MOLLY VESTER, HUSBAND AND WIFE,** 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:

Being a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 2 along with Garage G-2, as specified on the Plat shown in the Master Deed, on the Plan of Harrison Square Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for Harrison Square Condominiums, of record under Instrument No. 20060823-0103941 amended at Instrument Nos. 20071025-0126183, Instrument No. 20080104-0001138 and Instrument No. 20090127-0006865, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the plan of Harrison Square Condominiums for placement of Units, as shown on Exhibit "E" to the Master Deed of record under Instrument No. 20060823-0103941, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Aaron Cleveland Moody, an unmarried man, by Warranty Deed from Carl A. Neuhoff, aka Carl A. Neuhoff, Jr., and Cynthia W. Neuhoff, aka Cynthia Neuhoff, husband and wife, recorded September 18, 2014 in Instrument No. 20140918-0085970, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20060823-0103941, amended in Instrument No. 20071025-0126183, Instrument No. 20080104-0001138 and Instrument No. 20090127-0006865, Register's Office for Davidson County, Tennessee.
- Charter of HOA of record in Instrument No. 20060823-0103940, in the Register's Office for Davidson County, Tennessee.
- Stormwater Detention Agreements of record in Instrument No. 20051123-0141928 and Instrument No. 20060822-0103456, in the Register's Office for Davidson County, Tennessee.
- Easements for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps and Appurtenances of record in Instrument No. 20051209-0147924 and Instrument No. 20060822-0103433, in the Register's Office for Davidson County, Tennessee.
- Application to Combine Parcels of record in Instrument No. 20050520-0057170, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **730 4th Avenue North, Nashville, Tennessee 37219**.

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 16th DAY OF AUGUST, 2018.

Aaron Cleveland Moody by John Gleaves,
Attorney in Fact

THIS Instrument is being executed on behlaf of Aaron Cleveland Moody, pursuant to a Power of Attorney executed by him on August 7, 2018, of record in Instrument No. 20180830-0082035, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John Gleaves, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of AARON CLEVELAND MOODY, and who acknowledged he/she/they executed the same as the free act and deed of the said AARON CLEVELAND MOODY.

Witness my hand and official seal, this the 16th of August, 2018.

Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

RETURN TO:
Fidelity Title and Escrow, LLC
2002 West Avenue South
Nashville, TN 37212

Attorneys Title Co., Inc.
2927 Berry Hill Dr.
Nashville, TN 37204