Bill Garrett Davidson County
Batch# 135412 DEEDWARR
08/31/2018 08:59:28 AM 2 pgs
Fees: $13.00 Taxes: $2,645.50

20180831-0086385

KELLY JEAN BIERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

(Notary Stamp)

**STATE OF TENNESSEE**
**COUNTY OF** DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $715,000.00.

Affiant

Subscribed and sworn to before me, this 28th day of August, 2018.

Notary Public

My commission expires: May 9, 2021

**THIS INSTRUMENT PREPARED BY:**
Keith H. Solomon, Attorney
SolomonParks Title & Escrow
4025 Hillsboro Pike, Suite 601, Nashville, TN 37215

# WARRANTY DEED

| Address of New Owner | Send Tax Bills To | Map-Parcel Number |
|---|---|---|
| Robert Moskowitz and Tamie Roberts | Robert Moskowitz and Tamie Roberts | 117-12-0-159.00 |
| 1512 Grandview Dr. | 1512 Grandview Dr. | |
| Nashville, TN 37215 | Nashville, TN 37215 | |

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

**Travis G. Lloyd and Blair P. Lloyd, husband and wife**

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

**Robert Moskowitz and Tamie Roberts, husband and wife**

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Being Lot No. 31 and the easterly 35 feet of Lot No. 32 of Block "M" on the Plan of Maplehurst, of record in Plat Book 843, Page(s) 22 and 23, in the Register's Office for Davidson County, Tennessee.

Said lot and part of lot adjoin and front together 85 feet on the northerly side of Grandview Drive and run back between parallel lines, 150 feet to a dead line.

Being the same property conveyed to Travis G. Lloyd and Blair P. Lloyd, husband and wife by Warranty Deed from Kelsey L. Walny, a married woman, of record in Instrument No. 20130821-0088041, Register's Office for Davidson County, Tennessee, dated August 15, 2013 and recorded on August 21, 2013.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: R-RTE-18-01512

SP 11/2015

This is improved property known as **1512 Grandview Dr., Nashville, TN 37215.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee. **OR** Real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 28th day of August, 2018.

Travis G. Lloyd

Blair P. Lloyd

**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, Travis G. Lloyd and Blair P. Lloyd, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 28th day of August, 2018.

Notary Public
My Commission Expires: May 9, 2021

KELLY JEAN BIERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

SolomonParks File No. 18-001268-528