WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 137165 **DEEDWARR**
09/05/2018 11:17:59 AM 2 pgs
Fees: $13.00 Taxes: $2,497.50

20180905-0087724

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $675,000.00.

Affiant

Subscribed and sworn to me on 08/31/18.

NOTARY PUBLIC
My Commission Expires: 11-8-2021

BRENDA LEWIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Midtown Realty, LLC PO Box 331235 Nashville, TN 37203	NEW OWNER	11802020000

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Jorge E. Moran, a married man, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Midtown Realty, LLC, a Tennessee limited liability company, hereinafter called **"GRANTEE,"** its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Being Lot No. 28 on the Plan of George I. Waddey's Subdivision of Westwood, as shown on Plat of record in Plat Book 332, Page 99, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more detailed description.
>
> Being the same property conveyed by Quitclaim Deed from Jesse L. Tate, an individual and Tennessee resident to Jorge E. Moran, an individual and Tennessee resident as recorded on the 27th day of October, 2011 in Instrument No. 20111027-0083818 and Warranty Deed from Carl B. Parker, Jr. to Jesse L. Tate and Jorge E. Moran, as recorded on the 1st day of July, 1983 in Deed Book 6087, Page 15 in the Register's Office of Davidson County, Tennessee. Judy Moran, spouse of Jorge E. Moran, for the consideration expressed herein, joins in this conveyance for the purpose of waiving all rights, claims and interests of any kind whatsoever, including any and all marital or homestead she may have in the aforedescribed property by virtue of her marriage to Jorge E. Moran.
>
> This is improved property known as 2727 Westwood Drive, Nashville, Tennessee 37204.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

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, its successors and assigns, forever, and GRANTOR does covenant with the said GRANTEE he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its successors 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 hand this 08/31/18

Jorge E. Moran

Judy Moran

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On 08/31/18, before me personally appeared Jorge E. Moran and Judy Moran, to me known (or proved to me on the basis of satisfactory evidence) to be the persons described herein and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on 08/31/18.

NOTARY PUBLIC

My Commission Expires: 11-8-2021

