Name and Address of New Owner:
Kyle I. Moore
2413 B Branch St
Nashville, TN 37216

Send Tax Statements To:
Kyle I. Moore
2413 B Branch Street
Nashville, TN 37216

THIS INSTRUMENT PREPARED BY:
~~(Please Return Document to this Address)~~
J.D. Kious, Attorney
Lawyers Land & Title Services, LLC
500 North Walnut St.
Murfreesboro, TN 37130
File No.: NR-18080982

Map and Parcel: 072 11 2C 002.00

WARRANTY DEED

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, **Cynthia Martin, married**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto **Kyle I. Moore, a single man**, hereinafter called the GRANTEE, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being depicted as Wells Plan B, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions for 2413 Branch Street A Horizontal Property Regime with Private Elements of record in Instrument No. 20161019-0110383, corrected by Scrivener's Affidavit and Certificate of Correction of record in Instrument No. 20161020-0110973, Register's Office for said County to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Cynthia Martin, married, by Quitclaim Deed filed for record on November 29, 2016 in Instrument Number 20161129-0124802, of the Register's Office of Davidson County, Tennessee.

THIS HAS NEVER BEEN A PRIMARY OR MARITAL RESIDENCE OF GRANTOR HEREIN.

This conveyance is subject to the following: Covenants, Conditions and Restrictions of 2413 Branch Street, a Horizantal Property Regime With Provate Elements of record in Instrument Number 20161019-0110383 and by Scrivener's Affidavit of record in Instrument Number 20161020-0110973; All matters of prior plat as set forth per Book 974, page 32;Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4218, page 609; Notice of Completion filed for record on 7/31/18 in Instrument Number 20180731-0074435; all of said said Register's Office.

This conveyance is further subject to: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as: 2413 B Branch St, Nashville, TN 37216

Karen Y Johnson Davidson County
Batch# 137368 **DEEDWARR**
09/05/2018 03:23:42 PM 2 pgs
Fees: $13.00 Taxes: $1,234.88

20180905-0088051

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, his heirs and assigns forever; and I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my heirs and assigns, 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.

WITNESS my hand this 15th day of August, 2018.

Cynthia Martin

State of Tennessee

County of Rutherford

Personally appeared before me, Cynthia Martin with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 15th of August, 2018.

Notary Public
My Commission Expires: 8/22/22

ANGELA HOWARD
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $333,750.00.

Affiant Signature

Subscribed and sworn to before me, this 15th day of August, 2018.

LAURA MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission Expires: 1/3/22

Return To:
Rudy Title and Escrow
2012 21st Avenue South
Nashville, TN 37212
File O-PR-18-2413B