WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 138338 DEEDWARR
09/10/2018 11:22:50 AM 2 pgs
Fees: $13.00 Taxes: $2,053.29

20180910-0089462

JENNIFER A HOFFMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 06-18-2019

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$554~~4,943.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Frederick Allan Sadofsky and Holly Shaw Eagleson	Frederick Allan Sadofsky	
(NAME)	(NAME)	
523 B Moore Ave.	102 Bergen St. Apt. 1	105 074R 002.00 CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203	Brooklyn, NY 11201	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **521 MOORE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **FREDERICK ALLAN SADOFSKY AND HOLLY SHAW EAGLESON, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEES, THEIR 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 Unit 4 of HOMES AT 523 MOORE AVENUE, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for HOMES AT 523 MOORE AVENUE, a Horizontal Property Regime with Private Elements, of record as Instrument No.20171122-0120116, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of HOMES AT 523 MOORE AVENUE, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20171122-0120116, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being a part of the same property conveyed by General Warranty Deed from Jean Roseman, a married woman to 521 Moore, LLC, a Tennessee limited liability company, as recorded on the 30th day of May, 2017 in Instrument No. 20170530-0053433; Scrivener's Affidavit recorded in Instrument No. 20170919-0095623 and Scrivener's Affidavit of record in Instrument No. 20180823-0083636 and a part of Warranty Deed from Earl F. Ballard, unmarried to Jean Roseman, as recorded on the 5th day of January, 2012 in Instrument No. 20120105-0001280, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 523 B Moore Ave., Nashville, TN 37203
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 hand this 5th day of September, 2018

521 MOORE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY

BY: WHITE PINES BUILDING GROUP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, MANAGER OF 521 MOORE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY

BY: _____

TYLER PENNINGTON, MANAGER

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned notary public of the state and county aforementioned, personally appeared Tyler Pennington, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be a Manager of White Pines Building Group, LLC, Manager of 523 Moore, LLC, the within named bargainor, a Tennessee limited liability company, and that he as such Manager of White Pines Building Group, LLC, Manager of 523 Moore, LLC, executed the foregoing instrument for the purposes therein contained by signing the name of the LLC by himself as Manager of White Pines Building Group, LLC, Manager of 523 Moore, LLC.

Witness my hand and official seal at Nashville, Tennessee this 5th day of September, 2018.

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires Nov 5, 2019

Notary Public

Commission expires:

RECORD AND RETURN TO:
SUMNER TITLE & ESCROW LLC
131 INDIAN LAKE BLVD #200
HENDERSONVILLE TN 37075