WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,400,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31 DAY OF OCTOBER, 2018.

Notary Public

MY COMMISSION EXPIRES: 7/6/20 (AFFIX SEAL)

DANA WORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-06-2020

A-FSBO-18-3798

Karen Y Johnson Davidson County
Batch# 156856 **DEEDWARR**
11/05/2018 02:38:33 PM 2 pgs
Fees: $13.00 Taxes: $5,180.00

20181105-0109636

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)
Ramiro Reyes and Aurelio Reyes	**New Owner**	
(NAME) **3798 Nolensville Rd.**	(NAME)	**133-00-0-116.00**
(ADDRESS) **Nashville, TN 37211**	(ADDRESS)	
(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, **RICHARD C. MOORE AND WIFE, HELEN L. MOORE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **RAMIRO REYES, A MARRIED MAN AND AURELIO REYES, A SINGLE MAN, AS TENANTS IN COMMON** 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:

Land in Davidson County, Tennessee, being Lot No. 5, on the Plan of revised, Resubdivision of Lots 4 and 5 Windland Center of record in Book 5190, Page 300, as corrected in Book 5499, Page 596, Register's Office for said County.

As is further described according to a survey by Ragan - Smith Associates, dated October 16, 1997, revised November 26, 1997, Job ND. 97-039, as follows:

Beginning at an existing concrete monument in the Easterly right-of-way of Nolensville Pike; thence with said right-of-way North 45 degrees 43' 45" West 212 feet (shown on plat as North 41 degrees 09' 25" West 212.00 feet) to a P.K. nail set in the common line between Lot Nos. 4 and 5 of said Windland Center; thence with said common line, North 44 degrees 13' 17" East 200.56 feet (shown on plat as North 44 degrees 13' 17" East 200.00 feet) to an existing P.K. nail; thence along the common line with Lot No. 4, South 45 degrees 44' 24" East 212.15 feet (shown as South 41 degrees 09' 25" East 211.85 feet) to an existing iron pin; thence leaving said common line, South 44 degrees 15' 50" West 200.60 feet (shown on plat as South 48 degrees 48' 00" West 200.00 feet) to the point of beginning.

Being the same property conveyed to Richard C. Moore and wife, Helen L. Moore by quitclaim deed from Restaurant Corporation MGMT d/b/a Florida Seafood Kitchen, a Tennessee corporation of record in Instrument No. 20020305-0027500 Register's Office for Davidson County, Tennessee, dated 03/04/2002 and recorded on 03/05/2002.

This conveyance is subject to:
- Taxes for 2019 and subsequent years a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 4675, Page 138, Book 4860, Page 91, Book 4885, Page 116, and Book 5190, Page 300, as corrected in Book 5499, Page 596 , Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 10725, Page 761, in the Register's Office for Davidson County, Tennessee.
- Easement Agreement of record in Book 5509, Page 939, in the Register's Office for Davidson County, Tennessee.
- Deed of Conveyance to Metropolitan Government of Nashville and Davidson County, Department of Water and Sewerage Services of record in Book 4878, Page 151, and Book 4887, Page 951, in the 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: **3798 Nolensville Rd., Nashville, Tennessee 37211**.

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 31 DAY OF OCTOBER, 2018.

Richard C. Moore

Helen L. Moore

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RICHARD C. MOORE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 31st of October, 2018.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, HELEN L. MOORE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 31st of October, 2018.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2020

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212