Karen Y Johnson Davidson County
Batch# 177973 DEEDWARRSP
12/26/2018 01:52:21 PM 5 pgs
Fees: $28.00 Taxes: $3,700.00
20181226-0125226

SPECIAL WARRANTY DEED

TO: Anthony Ewing

This instrument was prepared by:
Kim A. Brown, Esq.
Sherrard Roe Voigt & Harbison, PLC
150 3rd Avenue South, Suite 1100
Nashville, TN 37201

FROM: The Estate of Robert N. Moore, Jr.

Address New Owner(s) as Follows:	Send Tax Bills To:	Map/Parcel Number:
Anthony Ewing 914 Bowring Park Nashville, TN 37215	Same	Map 117-13-0B, Parcel 152

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $1,000,000.00.

Affiant

Sworn to and subscribed before me, this 21st day of December, 2018.

Notary Public

My Commission Expires: 7/6/20

DANA DELWORTH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-20

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named Buyer, and other good and valuable considerations, the receipt of which is hereby acknowledged, The Estate of Robert N. Moore, Jr. (hereinafter called the "Seller"), has bargained and sold, and by these presents does transfer and convey unto Anthony E Ewing, unmarried (hereinafter collectively called the "Buyer"), and Buyer's heirs, successors and assigns, all of Seller's interest as owner in a certain tract of land and improvements located in Davidson County, Tennessee, described on Exhibit A attached hereto and incorporated herein by reference, and any improvements thereon.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: B-AE-18-914

The above-referenced property is conveyed subject to the matters set forth on Exhibit B attached hereto and incorporated herein by reference.

This is improved property located at 914 Bowring, Nashville, Davidson County, Tennessee 37215.

TO HAVE AND TO HOLD the said real property, together with all rights and appurtenances thereunto belonging or in any wise appertaining to Buyer, their heirs, successors and assigns, forever in fee simple.

Seller further covenants and binds itself, its representatives, successors and assigns to warrant specially and forever defend the title to said real estate to Buyer, and Buyer's heirs, successors and assigns, against the lawful claims of all persons claiming through and under Seller (other than claims arising out of the matters set forth above), but not further or otherwise. 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.

(signature on next page)

IN WITNESS WHEREOF, Seller has caused this Special Warranty Deed to be executed effective as of the 21 day of December, 2018.

SELLER:

THE ESTATE OF ROBERT N. MOORE, JR.

By: _____
Sondra F. Morris, Executor

_____
Sondra F. Morris, individually

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public of said County and State, personally appeared Sondra F. Morris, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Executor of The Estate of Robert N. Moore, Jr., the within named bargainor, and that she as such Executor and individually, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing her name as Executor of the Estate and as an individual.

Witness my hand and seal, at Office in Nashville, Tennessee, this 21 day of December, 2018.

_____
Notary Public

My Commission Expires:_____

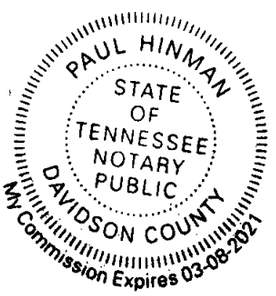


EXHIBIT A

PROPERTY DESCRIPTION

Land in Davidson County, Tennessee, being Lot(s) 101703, as shown on the map entitled Plat of Abbottsford Phase 2, of record at Instrument No. 20010502-0044874, Register's Office for Davidson County, Tennessee, and revised in Instrument No. 20020305-0027572, in said Register's Office, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to ROBERT N. MOORE, JR., by deed from ROBERT N. MOORE, JR., ASSIGNEE FROM REGIONS BANK, SUCCESSOR TO UNION PLANTERS BANK, KROHN HOMES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record in Instrument No. 20080103-0000565, dated December 3, 2007, said Register's Office. The said Robert N. Moore, Jr., having since died testate on or about February 28, 2017. SONDRA F. MORRIS, EXECUTOR OF THE ESTATE OF ROBERT N. MOORE, JR. has full power to convey said property pursuant to the will of record in Clerk and Master, Probate Court of Williamson County, Tennessee, Docket No. P9060.

EXHIBIT B

PERMITTED EXCEPTIONS

1. Taxes for the year 2019 and future taxes, a lien, not yet due and payable.

2. Restrictions of record in Book 6478, Page 177, as amended in Book 6530, Page 242, Book 6537, Page 303, as amended and Book 6576, Page 509 and Book 6578, Page 303, in the Register's Office for Davidson County, Tennessee.

3. Easement to NES of record in Book 8643, Page 272, in the Register's Office for Davidson County, Tennessee.

4. Easement to Nashville Gas of record in Book 7272, Page 746, in the Register's Office for Davidson County, Tennessee.

5. Charter for HOA of record in Book 6548, Page 213, in the Register's Office for Davidson County, Tennessee.

6. QCD of Common area to HOA of record in Instrument Number 20041214-0148658, in the Register's Office for Davidson County, Tennessee.

7. Storm Water Detention Agreement of record in Instrument Number 20010425-0040838, and Book 6555, Page 328 in the Register's Office for Davidson County, Tennessee.

8. Easement for Waterline of record in Book 1266, Page 690 and Book 1037, Page 572, in the Register's Office for Davidson County, Tennessee.

9. Easement for maintaining wall of record in Book 9421, Page 147, in the Register's Office for Davidson County, Tennessee.

10. Correction of grant of easement for pipeline of record in Book 5128, Page 953, in the Register's Office for Davidson County, Tennessee.

11. Easement for Maintaining a wall of record in Book 9421, Page 147, in the Register's Office for Davidson County, Tennessee.

12. Abbottsford Homeowners Association, Inc. Leasing Rules of record in Instrument Number 20140408-0029142, in the Register's Office for Davidson County, Tennessee.

13. Abbottsford Homeowners Association, Inc. Parking Rules of record in Instrument Number 20140307-0019563, in the Register's Office for Davidson County, Tennessee.

14. Subject to rights of others in and to the common areas and/or elements.