THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 190118871** Karen Johnson Davidson County Batch# 196044 DEEDWARR 02/15/2019 04:18:30 PM 2 pgs Fees: $13.00 Taxes: $1,886.63 20190215-0014400	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $509,900.00. Affiant Subscribed and sworn to before me, this 15th day of February, 2019. Notary Public My Commission Expires:

ROBERT L. SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires March 8, 2021

WARRANTY DEED

Address New Owner: Chase W. Parker and Faulkner E. Parker 516A Moore Avenue Nashville TN 37203	Send Tax Bills To: Suntrust Bank 1001 Semmes Avenue RUW 0532 Richmond, VA 23224	Tax Information: Tax Parcel ID No. P/O 105-07-0-279.00 (Parent Parcel)

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **514 Moore Partners, LLC, a Tennessee limited liability company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Chase W. Parker and Faulkner E. Parker, husband and wife,,** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. A of 516 MOORE AVENUE RESIDENCES, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing 516 MOORE AVENUE RESIDENCES, a Horizontal Property Regime, of record in Instrument Number 20180607-0054629, in the Register's Office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "C" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being part of the same property conveyed by Warranty Deed from William Brandon Plunkett, a married man to 514 Moore Partners, LLC, a Tennessee limited liability company, as recorded on the 7th day of June, 2018 in Instrument No. 20180607-0054627; part of Deed of Correction recorded at Instrument No. 20180621-0059996 and part of Warranty Deed from Roger D. Madden and wife, Grace Margaret Bard Madden to William B. Plunkett, a married man, as recorded on the 29th day of August, 2017 in Instrument No. 20170829-0088747, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2019 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat recorded in Instrument No. 20171220-0129587 and Plat Book 137, Page 91 .

Covenants, Conditions and Restrictions as set forth in Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20180607-0054629, amended in Instrument No. 20190131-0009450.

Charter of 516 Moore Avenue Residences Homeowner's Association, Inc. recorded at Instrument No. 20180614-0057195.

Agreement for Shared Driveway as set forth in instrument recorded in Instrument No. 20180607-0054630.

Option Agreement(s) as set forth in instrument recorded in Instrument No. 20161201-0126153 and Instrument No. 20161201-0126154.

Easements and Construction Approval requirements retained by the Metropolitan Government of Nashville and Davidson County in Council Bill No. 083-1355, Approved August 18, 1983, of record in the Metro Clerk's Office for Davidson County, Tennessee.

This is improved property located at 516A Moore Avenue Nashville TN 37203

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 15th day of February, 2019.

514 Moore Partners, LLC

BY: Andrew Steffens, Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Andrew Steffens, with whom I am personally acquainted, and who acknowledged himself to be the Member of 514 Moore Partners, LLC a Tennessee limited liability company, the within named bargainer, and that he as such Member, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as its Member.

Witness my hand, at office, this 15th day of February, 2019.

JONATHAN B. HARRIS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires MAR 2019

Notary Public

My Commission Expires: _____

Tennessee Certification of Electronic Document

I, Ernest D. Bennett, III, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Ernest D. Bennett III
Signature

State of Tennessee)
)
County of Davidson)

Personally appeared before me, Anthony N. Greco, a notary public for this county and state, Ernest D. Bennett, III, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

[Affix Seal]

ANTHONY N. GRECO NOTARY PUBLIC TENNESSEE DAVIDSON COUNTY

Notary Signature

My Commission Expires: September 7, 2020