Return To:
McCann & Hubbard
1804 Williamson Ct, Suite 201
Brentwood, TN 37027
615-377-3319

(2)

| | |
|---|---|
| ELIZABETH HARLAND WILLIS NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON<br>MY COMMISSION EXPIRES: JANUARY 30, 2022<br>(Notary Stamp) | **STATE OF TENNESSEE**<br>**COUNTY OF WILLIAMSON**<br>The actual consideration or value, whichever is greater, for this transfer is $295,000.00<br>Affiant<br>Subscribed and sworn to before me, this 22nd day of February, 2019.<br>Notary Public<br>My commission expires: 1-30-2022 |

**THIS INSTRUMENT PREPARED BY**
**McCann & Hubbard**
**1804 Williamson Court, Suite 201**
**Brentwood, TN 37027**

Karen Johnson Davidson County
Batch# 199551 DEEDWARR
02/27/2019 09:21:29 AM 2 pgs
Fees: $13.00 Taxes: $1,091.50
20190227-0017662

# WARRANTY DEED

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers: |
|---|---|---|
| **Roger Furstenburg**<br>**Nancy Furstenburg** | **New Owner** | **Map/Parcel: 082-03-0-492.00** |
| **16 Dorset Lane** | | |
| **Whitehouse Station, NJ 08889** | | |

FOR AND IN 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 ACKNOWLEDGE, WE,

**Johnnie M. Moore, unmarried**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Roger Furstenburg and Nancy Furstenburg, 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 Lot No. 117 on the Plan of Sharpe and Crutcher's Addition to East Nashville, of record in Book 57, Page 82, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Johnnie M. Moore, by Warranty Deed, from Gerald G. Frierson, Kenneth N. Frierson and Katrina M. Frierson, dated May 3, 2002 of record in Instrument No. 20020507-0056262, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
Matters shown on the Plan of record in Plat Book 57, Page 82, Register's Office for DAVIDSON County, Tennessee.
Sanitary Sewer and/or Storm Drainage Easement of record in Book 4483, Page 153, Register's Office for DAVIDSON County, Tennessee.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.
This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 1000 North 5th Street, Nashville, TN 37207.

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 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/our hand(s) this 22nd day of February, 2019.

X Johnnie M. Moore by Ashlee Metilor Attorney In Fact
Johnnie M. Moore
By: Ashlee Metilor, Attorney-in-Fact

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Ashlee Metilor,** with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument on behalf of Johnnie M. Moore, for the purposes therein contained, and who further proved to me that she is the **Attorney in Fact** for Johnnie M. Moore, and is authorized by Johnnie M. Moore to execute this instrument on his behalf.

Witness my hand, at office, this 22nd day of February, 2019.

A. Scott Hubbard
Notary Public

My Commission Expires: 11-23-20

A. SCOTT HUBBARD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

File #: **190030SH**
**RECORD & RETURN TO:**
**McCann & Hubbard**
**1804 Williamson Court, Suite 201**
**Brentwood, TN 37027**