WARRANTY DEED

DEANNA GWYN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $525,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 18 DAY OF Feb, 2019.

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
Zachary Iser and Adam Lynn	New Owner	
(NAME)	(NAME)	105-07-4Q-002.00CO
32 Gramercy Park S, 17F		
(ADDRESS)	(ADDRESS)	
New York, NY 10003		
(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 **ZACHARY ISER AND ADAM LYNN,** 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:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. 2 of Homes at 521 Moore Avenue, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Homes at 521 Moore Avenue, a Horizontal Property Regime, of record in Instrument Number 20171122-0120115, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" 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 General Warranty Deed from Jean Roseman to 521 Moore, LLC, a Tennessee limited liability company as recorded on the 30th day of May, 2017 in Instrument No. 20170530-0053433 Corrected in Scrivener's Affidavit recorded at Instrument Nos. 20170919-0095623; 20180823-0083636 and 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 521 B Moore Ave., Nashville, TN 37203
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Karen Johnson Davidson County
Batch# 200192 **DEEDWARR**
02/28/2019 09:59:27 AM 2 pgs
Fees: $13.00 Taxes: $1,942.50

20190228-0018202

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 15th day of February, 2019

521 MOORE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY

BY:WHITE PINES BUILDING GROUP, LLC, MANAGER

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 521 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 521 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 521 Moore, LLC.

Witness my hand and official seal at Nashville, Tennessee this 15th day of February, 2019.

Commission expires:

_____ Notary Public

