WARRANTY DEED

Karen Johnson Davidson County
Batch# 205931 DEEDWARR
03/14/2019 10:38:46 AM 2 pgs
Fees: $13.00 Taxes: $684.50

20190314-0023418

JM-HL-19-5025-22K

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-05-2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $185,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF MARCH, 2019.

Notary Public

MY COMMISSION EXPIRES: 7/6/20

(AFFIX SEAL)

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)
Heath Zachary Lay and Mayra Fagundes Franca Lay	**Movement Mortgage, LLC**	
(NAME) **5025 Hillsboro Pike #22-K**	(NAME) **8024 Calvin Hall Road**	**131-1-D-198.00CO**
(ADDRESS) **Nashville, TN 37215**	(ADDRESS) **Indian Land, SC 29707**	
(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, **PAUL E. MOORE, MARRIED AND SUZANNE MOORE PRATER, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **HEATH ZACHARY LAY AND MAYRA FAGUNDES FRANCA LAY, HUSBAND AND WIFE,** 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:

A certain condominium in Davidson County, Tennessee, being Unit No. 198, also known as Apartment 22-K, on the Plan of Georgetown Apartments as of record in Plat Book 5200, Page 4, Register's Office for Davidson County, Tennessee, and being further established by the Master Deed of record in Book 5211, Page 325 as amended in Book 5616, Page 133, Book 6079, Page 516 and Instrument No. 20120731-0067332, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in the Master Deed, reference to which is hereby made for a more complete and detailed description of the Unit and the Condominium, the rights and obligations of the Declarant and the Unit Owners, and the Bylaws of the Association of Owners.

Being the same property conveyed to Paul E. Moore and wife, Suzanne Moore Prater by Warranty Deed from Lauren M. Platt, recorded June 29, 2016 in Instrument No. 20160629-0066181, Register's Office for Davidson County, Tennessee.

The said Paul E. Moore and Suzanne Moore Prater erroneously took title as husband and wife. Their relationship is father and daughter. The subject property was never the marital residence of the grantors and, as such, their spouses do not join in the execution of this instrument.

This conveyance is subject to:
- Plan of record in Plat Book 5200, Page 4, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Book 5211, Page 325, amended in Book 5616, Page 133; Book 6079, Page 516 and Instrument No. 20120731-0067332, Register's Office for Davidson County, Tennessee
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4308, Page 575, in the Register's Office for Davidson County, Tennessee.(Only affects the common areas and not the individual units)
- Easement for Overhead Line of record in Book 7873, Page 859, in the Register's Office for Davidson County, Tennessee.
- Deed of Conveyance for sanitary sewer to the Metropolitan Government of Nashville and Davidson County of record in Book 4308, Page 650, in the Register's Office for Davidson County, Tennessee.
- Grant Easements to Comcast of record in Instrument No. 20110620-0047283 and Instrument No. 20150505-0040558, 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: **5025 Hillsboro Pike #22-K, Nashville, Tennessee 37215**.

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 8th DAY OF MARCH, 2019.

Paul E. Moore

Paul E. Moore

Suzanne Moore Prater

Suzanne Moore Prater

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PAUL E. 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 8th of March, 2019.

Kate Nyquist

Notary Public
My Commission Expires: _____
(SEAL)

KATE NYQUIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SUZANNE MOORE PRATER, 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 8th of March, 2019.

Kate Nyquist

Notary Public
My Commission Expires: _____
(SEAL)

KATE NYQUIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2021

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