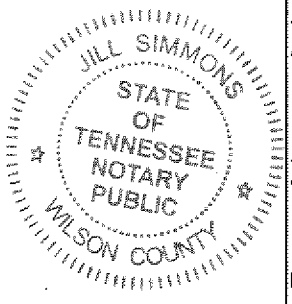
WARRANTY DEED



Karen Johnson Davidson County
Batch# 206071 DEEDWARR
03/14/2019 03:59:30 PM 3 pgs
Fees: $18.00 Taxes: $684.50
20190314-0023596

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ WILSON DT

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

Dawn A. Madway
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6TH DAY OF MARCH, 2019.

Jill Simmons
Notary Public

MY COMMISSION EXPIRES: 9-4-19

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jerry Moore	Simmons Bank	08008003500
(NAME)	(NAME)	
3231 Crowe Drive	PO Box 9067, Attn: Mortgage Dept.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218	Pine Bluff, AR 71611-9067	
(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 considerations, the receipt of which is hereby acknowledged, I/we Blue Horseshoe of TN, LLC, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto Jerry Moore, a single man, hereinafter called the GRANTEE(S), his/her/their 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. 323 on the Plan of Section One, Bordeaux Gardens, of record in Plat Book 3300, Page 91, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Marceia Michelle King by Warranty Deed from Larry N. Cole, Sr., and wife, Deborah Cole, dated February, 14 2001 recorded February, 16 2001, of record in Instrument No. 20010216-0015184, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Blue Horseshoe of TN, LLC by Warranty Deed from Marceia King Alexander, married, dated July, 27 2018 recorded August, 02 2018, of record in Instrument No. 20180802-0075914, in the Register's Office for Davidson County, Tennessee.

Subject to all matters shown on the plat of record in Plat Book 3300, Page 91, in the Register's Office for Davidson County, Tennessee; Covenants, conditions, restrictions and easements, if any, recorded as Book 3465, Page 403, in the Register's Office for Davidson County, Tennessee, together with all amendments thereto, which may provide for association dues, fees and/or assessments, in addition to any easements, reservations, covenants, building set back requirements, option to purchase, right of first refusal and any special assessments which may come due but omitting any such covenant or restriction based on race, color, religion, sex, familial status or national origin.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☐ 3231 Crowe Drive, Nashville, TN 37218

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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), his/her/their 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), his/her/their 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.

Effective the 6th day of March, 2019.

Blue Horseshoe of TN, LLC

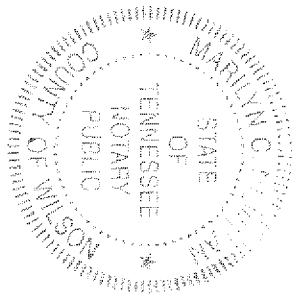
By: _____
Jerrold Smith, Executive Officer and Manager

State of Tennessee
County of Wilson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Jerrold Smith with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon his oath acknowledged himselff to be the Executive Officer and Manager of the within named bargainor, a Tennessee Limited Liability Company, and that he as such Executive Officer and Member, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company, by the said Jerrold Smith, as such Executive Officer and Member.

Witness my hand and Official seal this 6th day of March, 2019.

_____
Notary Public:
My Commission Expires: 5-17-21



RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

TRUE COPY CERTIFICATION

I, Jill Simmons, do hereby make oath that I am a license 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.

Jill Simmons

Signature

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, Sheila McCord, a notary public for this county and state, Jill Simmons who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My commission expires: 8/19/19

Sheila McCord
STATE OF TENNESSEE NOTARY PUBLIC
Sumner County