THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 190219387** Prepared by: Record and Return to: Chapman and Rosenthal Title, Inc 2002 Richard Jones Rd., Ste 203-A Nashville, TN 37215	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $519,900.00. Affiant Subscribed and sworn to before me, this 27th day of March, 2019. Notary Public My Commission Expires:

VIRGINIA ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 8, 2021

WARRANTY DEED

Address New Owner: Grant A. Schumacher and Amanda R. Schumacher 514B Moore Avenue Nashville TN 37203	Send Tax Bills To: Redfin Mtg. 4795 Regent Blvd Irving TX 75063	Tax Information: Tax Parcel ID No. P/O 10507050528

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 **Grant A. Schumacher and Amanda R. Schumacher, a married couple**, ("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. B of 514 MOORE AVENUE RESIDENCES, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing 514 MOORE AVENUE RESIDENCES, a Horizontal Property Regime, of record in Instrument Number 20180607-0054628, AMENDED at Instrument No. 20190131-0009455, 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.

Karen Johnson Davidson County
Batch# 211936 **DEEDWARR**
04/01/2019 09:24:53 AM 2 pgs
Fees: $13.00 Taxes: $1,923.63

20190401-0028974

4604

Covenants, Conditions and Restrictions as set forth in Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20180607-0054628, as amended at Instrument No. 20190131-0009455.

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

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 514B 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 27th day of March, 2019.

514 Moore Partners, LLC

BY: Andrew Steffens, Member/Chief Manager

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/Chief Manager of 514 Moore Partners, LLC a Tennessee limited liability company, the within named bargainer, and that he as such Member/Chief Manager, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as its Member/Chief Manager.

Witness my hand, at office, this 27th day of March, 2019.

Notary Public
My Commission Expires: _____

VIRGINIA ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 3, 2021