Karen Johnson Davidson County
Batch# 212344 DEEDWARR
04/01/2019 12:12:30 PM 3 pgs
Fees: $18.00 Taxes: $1,923.63
20190401-0029164

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 190319616**	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:

ROBERT L. SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires March 3, 2021

WARRANTY DEED

Address New Owner: Steven A. Holt 516B Moore Avenue Nashville TN 37203	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 105-07-4U-002.00CO

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 **Steven A. Holt, Jr.**, ("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 516 Moore Avenue Residences, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing 516 Moore Avenue Residences, a Horizontal Property Regime, of record in Instrument Number 20180607-0054629 amended in Instrument Number 20190131-0009450, 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, Corrected in Instrument No. 20180621-0059996; 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 and part of Quitclaim Deed from John R. Reynolds, Trustee to Roger D. Madden and wife, Grace Margaret Bard Madden, as tenants by the entireties as recorded on the 11th day of June, 1992 in Deed Book 8650, Page 115, in the Register's Office of Davidson County, Tennessee.

Note: Urban Core Homes II, LLC and Mark Neal, the Developer, in Option Agreement of record in Instrument No. 20161201-0126153, assigned the Contract in said Option Agreement to William Brandon Plunkett a/k/a Brandon Plunkett, the Assignee in Assignment of Contract dated June 15, 2017. William Brandon Plunkett exercised the Option and acquired the 514 Moore Avenue Nashville, TN property from Roger D. Madden and Wife, Grace Margaret Bard Madden, by deed of record in Instrument No. 20170829-0088747.

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.
Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20180607-0054629 Amended at Instrument No. 20190131-0009450.

Agreement for Shared Driveway 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 516B 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 Manger, 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: _____

SHIRA KINGREY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 2021

Tennessee Certification of Electronic Document

I, Robert L. Scruggs, do hereby make oath that I am a licensed attorney and/or the
Signer's Name
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.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Anthony N. Greco, a notary public for this county and
Notary's Name
state, Robert L. Scruggs, who acknowledges that this certification of an electronic
Signer's Name
document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSION EXPIRES: September 7, 2020

NOTARY'S SEAL

