Karen Johnson Davidson County
Batch# 217151 DEEDWARRSP
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Fees: $32.00 Taxes: $0.00
20190412-0033749

Prepared By:
NEAL & HARWELL, PLC
1201 Demonbreun Street, Suite 1000
Nashville, TN 37203
(615) 244-1713

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
Mark B. Moffatt and Lindsey S. Moffatt, Trustees 2402 Belmont Boulevard Nashville, TN 37212	Mark B. Moffatt and Lindsey S. Moffatt, Trustees 2402 Belmont Boulevard Nashville, TN 37212	Map 104-16 Parcel 390.00

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt of which is hereby acknowledged, Mark B. Moffatt and wife Lindsey S. Moffatt, owning the below mentioned real property as tenants by the entirety, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey that certain real property located in Davidson County, Tennessee, as more particularly described on Exhibit A attached hereto to Mark B. Moffatt and Lindsey S. Moffatt, Trustees of the Moffatt Revocable Trust dated April 11, 2019, said Trustees hereinafter collectively called the GRANTEES.

TO HAVE and to HOLD the said tract of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors and assigns forever.

GRANTORS covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, that they have good right to convey it and the same is unencumbered except for general or special taxes and assessments required to be paid in the year

2019 and subsequent years, and subject to all other matters of record.

GRANTORS further covenant and bind themselves, their heirs and assigns to warrant and forever defend the title to the said land to the GRANTEES, their successors and assigns, against the lawful claims of all persons claiming by, through or under the GRANTORS, but not otherwise.

GRANTORS and GRANTEES acknowledge and agree that Tenn. Code Ann. § 35-15-510 shall apply to the real property conveyed by this Special Warranty Deed and all proceeds related to such real property.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

(Signatures on Following Page)

THIS INSTRUMENT WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES HEREIN AND NO EXAMINATION OF THE PUBLIC RECORDS IN THE OFFICE OF THE REGISTER OF DEEDS HAS BEEN MADE BY THE PREPARER OF THIS INSTRUMENT TO DETERMINE OWNERSHIP OR STATUS OF TITLE.

Witness the execution of this Deed by the undersigned as of this the 11th day of April, 2019.

GRANTORS:

Mark B. Moffatt

Lindsey S. Moffatt

GRANTEES:

Mark B. Moffatt, Trustee.
Mark B. Moffatt, Trustee of the
Moffatt Revocable Trust dated April 11, 2019

Lindsey S. Moffatt, Trustee
Lindsey S. Moffatt, Trustee of the
Moffatt Revocable Trust dated April 11, 2019

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Mark B. Moffatt and Lindsey S. Moffatt, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office in Nashville, Tennessee this the 11th day of April, 2019.

Notary Public

My Commission Expires: 01-06-20

GINGER M. FOX STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Mark B. Moffatt and Lindsey S. Moffatt, Trustees of the Moffatt Revocable Trust dated April 11, 2019, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained by signing their names as Trustees on behalf of the Trust.

WITNESS my hand and seal, at office in Nashville, Tennessee this the 11th day of April, 2019.

Notary Public

My Commission Expires: 01-06-20

GINGER M. FOX 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 $0.00. The trust named herein is a revocable trust. No transfer tax is payable pursuant to Tenn. Code Ann. Sec. 67-4-409(a)(3)(F).

Affiant

Sworn to and subscribed before me this 11th day of April, 2019.

Notary Public

My Commission Expires: 01-06-20

GINGER M. FOX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A

LEGAL DESCRIPTION

Certain real property situated and lying in Davidson County, Tennessee, being more particularly described as follows to wit:

Being the north part of Lot No. 117 on the map of Belmont Land Company's Plan called Belmont Heights, as of record in Book 421, Page 34, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 117 fronts 45 feet on the east side of Belmont Boulevard, and runs back between lines, 183 feet more or less to an alley in the rear on which it measures 74 feet.

BEING the same property conveyed to Mark B. Moffatt and wife Lindsey S. Moffatt as tenants by the entirety by Quitclaim Deed dated January 31, 2018 and of record as Instrument No. 20180131-0009935, Register's Office for Davidson County, Tennessee.

This is improved property which has the address of 2402 Belmont Boulevard, Nashville, Davidson County, Tennessee 37212.