THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 190420111

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $510,400.00.

Affiant

Subscribed and sworn to before me, this 7th day of May, 2019.

Notary Public
My Commission Expires: _____

CARMEN COATS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-08-2022

Karen Johnson Davidson County
Batch# 227924 **DEEDWARR**
05/09/2019 03:08:21 PM 2 pgs
Fees: $13.00 Taxes: $1,888.48
20190509-0043746

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Kyle Gregory Motley and Atzimba Macias Motley 6062 STAGS LEAP WAY FRANKLIN, TN 37064	BANK OF ENGLAND 5 STATEHOUSE PLAZA, #500 LITTLE ROCK, AR 72201	Tax Parcel ID No. 105-07-4T-001.00CO

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 **Kyle Gregory Motley and Atzimba Macias Motley, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

RGM AM

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. A 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 in Instrument Number 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 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.

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.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

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. 20180607-0054628, amended at Instrument No. 20190131-0009455.

Agreement of 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 514A 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 7th day of May, 2019.

514 Moore Partners, LLC

BY: Ryan Meade, Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Ryan Meade, with whom I am personally acquainted, and who acknowledged himself to be the Member of 514 Moore Partners, LLC a Tennessee limited liability company, the within named bargainer, and that he as such Member, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as its Member.

Witness my hand, at office, this 7th day of May, 2019.

Notary Public
My Commission Expires:

