WARRANTY DEED

Karen Johnson Davidson County
Batch# 238241 DEEDWARR
06/04/2019 09:11:58 AM 2 pgs
Fees: $13.00 Taxes: $1,905.50

20190604-0052935

JOHN GLEAVES 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 $515,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31 day May 2019.

Notary Public

MY COMMISSION EXPIRES: 1-3-22

(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
Erin Moore	New Owner	083-09-0E-009.00
(NAME)	(NAME)	
1004 Russell Street, Unit 4		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(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 **John Vail and Laura Alison Fields, husband and wife** hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Timothy Moore and Erin Moore, husband and wife** 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 Unit No. 9, Farrow Townhomes, as shown on in the Declaration of Covenants, Conditions and Restrictions for Farrow Townhomes of record in Instrument No. 20140211-0012045, as amended by Amendment No. 1 to Declaration of Covenants, Conditions and Restrictions for Farrow Townhomes of record in Instrument No. 20140212-0012589, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to John Vail and Laura Alison Fields, husband and wife by Warranty Deed from Hybrid Phoenix Holdings LLC, a Tennessee limited liability company, dated May 22, 2015 and recorded May 27, 2015 of record in Instrument No. 20150527-0048477, Register's Office for Davidson County, Tennessee.

This conveyance subject to all matters shown on the plat of record in Plat Book 21, Page 417, Covenants, conditions, restrictions and easements, if any, recorded as Instrument No. 201402110012044, Covenants, conditions, restrictions and easements, if any, recorded as Instrument No. 201402110012045 and Amendment recorded as Instrument No. 201402120012589, StormWater Facilities and Systems Easement recorded in Instrument No. 201307220075442 and Instrument No. 201408270078108, Agreement for Dedication of Easement recorded in Instrument No. 201402240015486, Charter of Farrow Master Homeowners' Association, Inc., recorded as Instrument No. 201402200014520 and Instrument No. 201402200014521, Register's Office for Davidson County, Tennessee.

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 ☒ 1004 Russell Street, Unit 4, Nashville, TN 37206
(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 31st day May 2019.

John Vail by Jeff Roberts, Attorney in Fact
John Vail by Jeff Roberts Attorney in Fact

Laura Alison Fields by Jeff Roberts, Attorney in Fact
Laura Alison Fields by Jeff Roberts Attorney in Fact

State of Tennessee
County of Rutherford

On this 31st day of May, 2019, before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Jeff Roberts, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she is the attorney-in-fact of John Vail and Laura Alison Fields, and is authorized by him/her, and does hereby acknowledge the execution of this instrument on his/her behalf, by virtue of an instrument of record in Book _____, Page _____, Register's Office of Davidson County, Tennessee. 20190604-0052934

Witness my hand and Official seal this 31st day of May, 2019.

John Romero
Notary Public:
My Commission Expires: March 8, 2021

JOHN ROMERO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 8, 2021

RETURN TO:
Stewart Title Company Tennessee Division
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129