Karen Johnson Davidson County
Batch# 239654 DEEDWARR
06/06/2019 09:55:30 AM 3 pgs
Fees: $18.00 Taxes: $721.50
20190606-0054153

WARRANTY DEED

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $195,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3RD DAY OF JUNE, 2019.

Notary Public

MY COMMISSION EXPIRES: 5/2/22
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 19-0397

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Darrell Jarrett and Twana Jarrett	NEW OWNER	# 10615006200
(NAME) 203 Dry Creek Pointe Ct.	(NAME)	
(ADDRESS) Goodlettsville, TN 37072	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF ONE HUNDRED NINETY-FIVE THOUSAND AND NO/100 DOLLARS ($195,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

TERESA L. MOORE, SOLE TRUSTEE OF THE MTM REVOCABLE TRUST, CREATED SEPTEMBER 7, 2012,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

DARRELL JARRETT AND WIFE, TWANA JARRETT,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, TN being Lot No. 1 on the Plan of Resubdivision of The Plus Park, Section Fifteen of record in Plat Book 5210, Page 106, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Marvin T. Moore and Teresa L. Moore, Co-Trustees of the MTM Revocable Trust, created September 7, 2012, by deed from Marvin T. Moore and Teresa L. Moore, of record in Instrument No. 20120912-0082946, dated September 7, 2012, Register's Office for said County. Also being the same property conveyed to Marvin Moore and wife, Teresa Moore by deed from Spring Hill Land Company, of record in Instrument 20080226-0018716, Register's Office for said County. The said Marvin T. Moore, now deceased.

This conveyance is subject to Restrictive Covenants of record in Book 4530, Page 348, amended in Book 8096, Page 869 and Book 8164, Page 44, Register's Office for said County.

Easement for television cable to Viacom of record in Book 6123, Page 503, Register's Office said County.

unimproved ☐
This is improved ☒ property, known as 296 & 298 Plus Park Blvd., Nashville, TN 37217
(House No.) (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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and 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.

Witness our hands this 5th day of June, 2019.

The MTM Revocable Trust, created September 7, 2012

BY: Teresa L. Moore

Teresa L. Moore, Sole Trustee

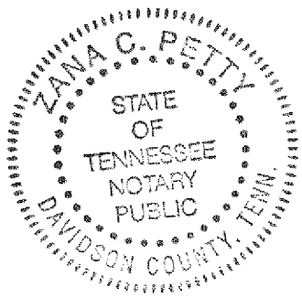
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Teresa L. Moore with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the Sole Trustee respectively of MTM Revocable Trust, created September 7, 2012 the within named bargainer, and trust, and that he/she as such Sole Trustee being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this, 5th day of June, 2019.

My Commission Expires: 5.2.22

Notary Public



True Copy Certification

I, Anita Lester, do hereby make oath that I am a licensed attorney and/or the 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, Patricia Nicholls, a notary public for this county and state, Anita Lester who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5/5/20
Notary' Seal (if on paper)

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.