Karen Johnson Davidson County
Batch# 244390 DEEDWARR
06/17/2019 11:54:20 AM 3 pgs
Fees: $18.00 Taxes: $0.18
20190617-0057963

THIS INSTRUMENT PREPARED BY:
PEGGY SMITH PULLEY
ATTORNEY AT LAW
102 CUMBERLAND STREET
ASHLAND CITY, TN 37015
(615) 845-7277

WARRANTY DEED

Address New Owner(s):	**Send Tax Bills To:**	**Map-Parcel No.**
Christy D. Moore	8143 Charlotte Pike Nashville, TN 37221	Map & Parcel 127-00-1-309.00

In compliance with a Final Decree entered in the Chancery Court for Cheatham County, Tennessee, on May 21, 2019, in *Mark Ward Moore v. Christy Diane Moore, No. 17445,* **Moore Homes, LLC, a limited liability company** hereby conveys unto **Christy D. Moore** Grantee herein, her heirs and assigns, the following described property:

LAND in Davidson County, Tennessee, being Lot No 1 and all improvements on the Final Plat of Robert A. Hendricks Subdivision of record in Instrument No. 20140625-0055360, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

BEING the same property conveyed to Moore Homes, LLC, by Warranty Deed from Robert A. Hendricks and wife, Beverly R. Hendricks on January 27, 2015 and recorded in Instrument No. 20150127-0007586, in the Register's Office of Davidson County, Tennessee.

THIS CONCEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

This is improved property known as: 8143 Charlotte Pike, Nashville, Tennessee 37221.

Mark Edward Moore joins in this conveyance for the purpose of consenting to said Warranty Deed as the sole member of the granting LLC but not for the purpose of joining in any of the warranties herein.

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

Witness my hand this 23rd **day of** May **, 2019.**

Moore Homes, LLC

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public, the within named **Moore Homes, LLC** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes herein contained.

Witness my hand and official seal at Davidson County, Tennessee, this the 23rd day of May, 2019.

NOTARY PUBLIC

MY COMMISSION EXPIRES: July 9 2022

ROBIN PETSCH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Mark Edward Moore

STATE OF TENNESSEE
COUNTY OF Davidson

ROBIN PETSCH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Personally appeared before me, the undersigned, a Notary Public, the within named **Mark Edward Moore** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes herein contained.

Witness my hand and official seal at Davidson County, Tennessee, this the 23rd day of May, 2019.

NOTARY PUBLIC

MY COMMISSION EXPIRES: July 9 2022

STATE OF TENNESSEE
COUNTY OF CHEATHAM

The actual consideration or value, whichever is greater, for this transfer is $50.00

C. Moore
Affiant

SWORN to and subscribed before me this the 4th day of June, 2019.

PEGGY SMITH PULLEY
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

Notary Public

My commission expires: 5/22/23

THIS DOCUMENT IS PREPARED WITH INFORMATION FURNISHED BY THE PARTIES. THE PREPARER MAKES NO CLAIM OR WARRANTIES AS TO THE STATUS OF THE TITLE.