WARRANTY DEED

Karen Johnson Davidson County
Batch# 257798 DEEDWARR
07/17/2019 08:08:04 AM 2 pgs
Fees: $13.00 Taxes: $1,469.27

20190717-0069642

R-VRES-19-6945

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $397,100.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF JULY, 2019.

Carmen Coats
Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Bretton Kenny and Daisy Jaruga	CAPSTAR BANK	
(NAME)	(NAME)	**155-03-0D-041.00-CO**
6945 Harpeth Glen Trace	2002 RICHARD JONES RD, STE 300A	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	NASHVILLE, TN 37215	
(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 consideration, the receipt of which is hereby acknowledged, **TERI M. MOORE AND CHRISTINE M. MOORE, MARRIED TO EACH OTHER,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **BRETTON KENNY, AN UNMARRIED MAN, AND DAISY JARUGA, AN UNMARRIED WOMAN, AS TENANTS IN COMMON WITH THE RIGHT OF SURVIVORSHIP,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit: BK 13

Land in Davidson County, Tennessee, being Lot No. 41 on the Plan of First Revision of Section 2, Allens Green of record in Plat Book 9700, Page 109, 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 Teri M. Moore and Christine M. Moore, wife and wife by Warranty deed from Austin J. Levine and wife, Lisa Levine of record in Instrument No. 20170619-0061021 Register's Office for Davidson County, Tennessee, dated June 15, 2017 and recorded on June 19, 2017.

This conveyance is subject to:
- Taxes for the year 2019 and subsequent years.
- Plan of record in Plat Book 9700, Page 26, as revised in Plat Book 9700, Page 109, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Book 9231, Page 789, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 9231, Page 816, in the Register's Office for Davidson County, Tennessee.
- Charter for Allens Green Homeowners Association of record in Book 9231, Page 826, in the Register's Office for Davidson County, Tennessee.
- Easement for Public Utilities of record in Book 8626, Page 884, in the Register's Office for Davidson County, Tennessee.
- Permanent Drainage and Temporary Construction of record in Book 8278, Page 236, in the Register's Office for Davidson County, Tennessee.
- Storm Water Detention Agreement of record in Book 9278, Page 36, in the Register's Office for Davidson County, Tennessee.
- Deed to Homeowners Association for Open Space of record in Book 11411, Page 193, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **6945 Harpeth Glen Trace, Nashville, Tennessee 37221**.

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), their heirs and 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), 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 my/our hand(s) this the 15th DAY OF JULY, 2019.

Teri M. Moore by Christine M. Moore as Attorney in Fact

Teri M. Moore by Christine M. Moore as Attorney in Fact

Christine M. Moore

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CHRISTINE M. MOORE, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of TERI M. MOORE, and who acknowledged he/she/they executed the same as the free act and deed of the said TERI M. MOORE.

Witness my hand and official seal, this the 15th of July, 2019.

Notary Public
My Commission Expires: 03/07/2023
(SEAL)



STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CHRISTINE M. MOORE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 15th of July, 2019.

Notary Public
My Commission Expires: 03/07/2023
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212