Karen Johnson Davidson County
Batch# 261584 DEEDWARR
07/24/2019 01:04:30 PM 3 pgs
Fees: $18.00 Taxes: $888.00
20190724-0072667

THIS INSTRUMENT PREPARED BY: The Row Title & Escrow, LLC 20 Music Square West, Suite 200 Nashville, TN 37203 CARMEN COATS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 10-22-2022	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $240,000.00 Affiant Subscribed and sworn to before me, this 23rd day of July, 2019. Carmen Coats Notary Public My Commission Expires:

WARRANTY DEED

Address New Owner: Jerome R. Moe 214 East Palestine Avenue, Units A & B Nashville, TN 37115	Send Tax Bills to: ~~New Owner~~ c/o MOVEMENT MORTGAGE, LLC 8024 CALVIN HALL ROAD INDIAN LAND, SC 29707	Tax Information: Tax Parcel ID No. 051-08-0-210.00

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **SOLDEO, LLC, A TENNESSEE LIMITED LIABILITY COMPANY** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **JEROME R. MOE** ("Grantee"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 8 on the Plan of Bailey Subdivision of record in Plat Book 5800, Page 93, 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 Radebaugh and Julie Radebaugh by Special Warranty deed from SunTrust Bank of record in Instrument No. 20121030-0099714 Register's Office for Davidson County, Tennessee, dated August 21, 2012 and recorded on October 30, 2012. (Value of consideration shown in aforementioned deed $51,200.00.)

Being a portion of the same property conveyed to Soldeo, LLC, a Tennessee limited liability company by Quitclaim deed from John Radebaugh and Julie Radebaugh, husband and wife of record in Instrument No. 20160205-0011244 Register's Office for Davidson County, Tennessee, dated January 29, 2016 and recorded on February 05, 2016. (Value or consideration as shown in aforementioned deed $0.00.) Being also known as 214 A E Palestine Ave Madison, TN 37115.

This is improved property commonly known as: **214 East Palestine Avenue, Units A & B, Nashville, TN 37115**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, his successors, heirs and assigns, forever.

And Grantor covenants that it has 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 Grantee, his 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 19th day of July, 2019.

SOLDEO, LP

AUTHORIZED REPRESENTATIVE

By: John Radebaugh, Authorized Representative

STATE OF Tennessee)
)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **JOHN RADEBAUGH**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged such person to be the Authorized Representative of **SOLDEO, LP**, the within named bargainer, a Tennessee limited partnership and that such person, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited partnership by such person as Authorized Representative.

Witness my hand and official seal at office this 19th day of July, 2019.

BRADLEY T. BALD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-03-2020

Notary Public
My Commission Expires: 11/3/2020

True Copy Certification

I, **Angie Lawless**, 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 **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** 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: 5-2-22

