WARRANTY DEED

Karen Johnson Davidson County
Batch# 282260 DEEDWARR
09/06/2019 03:45:13 PM 2 pgs
Fees: $13.00 Taxes: $1,642.80

20190906-0090346

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $444,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF SEPTEMBER, 2019.

Notary Public

MY COMMISSION EXPIRES: 7/6/20

(AFFIX SEAL)

Y-P-19-78A

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)
Carlos F. Aguilera Arteaga and Christina D. Maltese	**Amerifirst Financial Corporation**	
(NAME) **78 Twin Street Unit A**	(NAME) **950 Trade Centre Way**	**091-13-0K-001.00-CO**
(ADDRESS) **Nashville, TN 37209**	(ADDRESS) **Kalamazoo, MI 49002**	
(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, **ADAM BENJAMIN MOORE, A SINGLE PERSON,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CARLOS F. AGUILERA ARTEAGA, AN UNMARRIED MAN AND CHRISTINA D. MALTESE, AN UNMARRIED WOMAN AS TENANTS IN COMMON WITH RIGHTS 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:

Land in Davidson County, Tennessee, being Unit A, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for 78 Twin Street Townhomes, a Horizontal Property Regime with Private Elements of record as Instrument No. 20160413-0035496 and Amendment in Instrument No. 20180807-0077730 being shown on Plat attached thereto as Exhibit "C", 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 a portion of the same property conveyed to Car Investments by Quitclaim deed from State of Tennessee of record in Instrument No. 20151209-0123840 Register's Office for Davidson County, Tennessee, dated November 23, 2015 and recorded on December 09, 2015.

Being a portion of the same property conveyed to Car Investments, a Tennessee General Partnership by Quitclaim deed from Car Investments, a Tennessee General Partnership of record in Instrument No. 20151223-0129343 Register's Office for Davidson County, Tennessee, dated December 23, 2015 and recorded on December 23, 2015.

Being the same property conveyed to Adam Benjamin Moore, a single person by Warranty deed from Car Investments, a Tennessee General Partnership of record in Instrument No. 20180823-0083797 Register's Office for Davidson County, Tennessee, dated August 21, 2018 and recorded on August 23, 2018.

This conveyance is subject to:
- Taxes for the year 2019, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 332, Page 127, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20160413-0035496 and 20180807 0077730, Register's Office for Davidson County, Tennessee.
- Charter of record in Instrument Number 20160421-0038709, 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: **78 Twin Street Unit A, Nashville, Tennessee 37209**.

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 4th DAY OF SEPTEMBER, 2019.

Adam Benjamin Moore by Ryan Terrell, attorney-in-fact

Adam Benjamin Moore by Ryan Terrell, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RYAN TERRELL, 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 ADAM BENJAMIN MOORE, and who acknowledged he/she/they executed the same as the free act and deed of the said ADAM BENJAMIN MOORE.

Witness my hand and official seal, this the 4th of September, 2019.

_____
Notary Public
My Commission Expires: _____
(SEAL)



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