WARRANTY DEED

Karen Johnson Davidson County
Batch# 289898 DEEDWARR
09/23/2019 02:55:58 PM 2 pgs
Fees: $13.00 Taxes: $2,985.90

20190923-0096517

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $807.000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 20th day of September, 2019.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

KATHY SNIDER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires May 2, 2022

BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Green Hills , 30 Burton Hills, Suite 210, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
John K. Mori and Brittany Mori	SAME	116 12 0W 002.00
(NAME)	(NAME)	
3712 B Woodmont Ln		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Olinda Renee Gaver and Jeffrey R. Gaver, wife and husband**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **John K. Mori and Brittany Mori, husband and wife**, 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, Tennessee, being Unit No. 3712B as shown on Exhibit B of the Declaration of Covenants, Conditions and Restrictions for 3712 Woodmont Lane Townhomes, a Horizontal Property Regime with Private Elements of record in Instrument Number 20161011-0107337, 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 FP Investments, GP, a Tennessee General Partnership by Warranty Deed from Andrew Penn Fitzgerald and Allison Marie Zaro Fitzgerald, Trustees of the Fitzgerald Family Living Trust, dated October 6, 2003 dated May 20, 2016 and recorded May 26, 2016 as Instrument No. 20160526-0053073, in said Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to Olinda Renee Gaver and Jeffrey R. Gaver, wife and husband by Warranty Deed from FP Investments, GP, a Tennessee General Partnership dated November 6, 2017 and recorded November 8, 2017 as Instrument No. 20171108-0115073, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

File Number: GRN-1907845SSO

unimproved ☐
This is improved ☒ property, known as 3712 B Woodmont Ln, Nashville, TN 37215

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 20 day of September 2019

Olinda Renee Gaver

Jeffrey R. Gaver

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Olinda Renee Gaver and Jeffrey R. Gaver, wife and husband, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 20th of September, 2019.

Notary Public

My Commission Expires: 11/8/22

(SEAL)

NATHAN TUSING
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

File Number: GRN-1907845SSO