THIS INSTRUMENT PREPARED BY:

The Row Title & Escrow, LLC
20 Music Square West, Suite 200
Nashville, TN 37203

Karen Johnson Davidson County
Batch# 295377 **DEEDWARR**
10/03/2019 09:42:39 AM 4 pgs
Fees: $23.00 Taxes: $1,665.00

20191003-0101117

Suite 400
Franklin, TN 37067

STATE OF South Carolina)
COUNTY OF Georgetown)

The actual consideration or value, whichever is greater, for this transfer is: $450,000.00

Affiant

Subscribed and sworn to before me, this 26th day of September, 2019.

Notary Public for the State of South Carolina
My Commission Expires: 12/16/2024

WARRANTY DEED

Address New Owner:	Send Tax Bills to:	Tax Information:
PREMIER PMC, LLC 1213B Tremont Ave Nashville, TN 37212	New Owner	Tax Parcel ID No. 105-01-0-560.00

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, **GERRY L. MOFFETT AND JEANETTE S. MOFFETT, CO-TRUSTEES OF THE MOFFETT FAMILY LIVING TRUST DATED DECEMBER 6, 2007** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **PREMIER PMC, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** ("Grantee"), its 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(s) 3, as shown on the map entitled Section Ninety-Seven, Edgehill Estates, of record in Plat Book 4675, Page 148, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to JEANETTE MOFFETT AND SPOUSE, GERRY MOFFETT, by deed from JASON T. JONES, of record in Instrument No. 20080422-0041041, dated April 15, 2008, said Register's Office.

Further being the same property conveyed to GERRY L. MOFFETT AND JEANETTE S. MOFFETT TRUSTEES, THE MOFFETT FAMILY LIVING TRUST DATED DECEMBER 6, 2007, by deed from JEANETTE MOFFETT AND SPOUSE, GERRY MOFFETT, of record in Instrument No. 20140908-0082045, dated August 27, 2014, said Register's Office.

This is improved property commonly known as: **1037 14th Ave S, Unit B, Nashville, TN 37212**

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, its successors, heirs and assigns, forever.

And Grantors covenant that they have lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantors further covenant and bind themselves, their successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its 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, Grantors have executed this instrument on this 26 day of September, 2019.

THE MOFFETT FAMILY LIVING TRUST DATED DECEMBER 6, 2007

Gerry L. Moffett, Co-Trustee

Jeanette S. Moffett, Co-Trustee

STATE OF South Carolina)
)
COUNTY OF Georgetown)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **GERRY L. MOFFETT AND JEANETTE S. MOFFETT**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged such persons to

be the Co-Trustees of **THE MOFFETT FAMILY LIVING TRUST DATED DECEMBER 6, 2007**, and that as such Co-Trustees, executed the foregoing instrument for the purpose therein contained, by signing the name of the Trust as its Co-Trustees.

Witness my hand and seal, this 26th day of September, 2019.



Notary Public the State of South Carolina
My Commission Expires: 12/16/2024

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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, Grantors have executed this instrument on this 26 day of September, 2019.

THE MOFFETT FAMILY LIVING TRUST DATED DECEMBER 6, 2007

Gerry L. Moffett, Co-Trustee

Jeanette S. Moffett, Co-Trustee

STATE OF SC)

)

COUNTY OF BEAUFORT)

MELISSA R. WICKER
Notary Public, South Carolina
My Commission Expires
November 19, 2022

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared ~~GERRY L. MOFFETT AND~~ **JEANETTE S. MOFFETT**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged such persons to be ~~the~~ Co-Trustees of **THE MOFFETT FAMILY LIVING TRUST DATED DECEMBER 6, 2007**, and that as such Co-Trustees, executed the foregoing instrument for the purpose therein contained, by signing the name of the Trust as its Co-Trustees.

Witness my hand and seal, this 26 day of Sept., 2019.

Notary Public