WARRANTY DEED

Karen Johnson Davidson County
Batch# 303985 DEEDWARR
10/22/2019 09:25:50 AM 2 pgs
Fees: $13.00 Taxes: $1,450.40

20191022-0107972

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $392,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of October, 2019

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

ANGEL R. BERNHART STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 05-15-2021

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Marshall Douglas Moten	Mortgage Research Center LLC	072-14-1-J-016.00 CO
(NAME)	(NAME)	
1031 Chester Avenue	2101 Chapel Plaza Court, Suite 107	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Columbia, MO 65203	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Emily Bowen, a single woman,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Marshall Douglas Moten and Haley Moten, 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 2 as shown on Exhibit C of the Declaration of Covenants, Conditions and Restrictions for Chester Avenue Townhomes, a Horizontal Property Regime with Private Elements, as of record in Instrument No. 20150923-0096488, amended in Instrument No. 20160429-0042099, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said Unit.

Being the same property conveyed to Emily Bowen, a single woman, by Warranty Deed from LVH2, LLC, a Tennessee limited liability company, dated September 27, 2017, of record in Instrument No. 20171002-0100638, Register's Office for Davidson County, Tennessee for the consideration of $349,900.00.

unimproved ☐

This is improved ☑ property, known as 1031 Chester Avenue, Nashville, TN 37206
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

This conveyance is subject to the following: Taxes for the year 2019, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; All matters appearing on the plat of record in Instrument No. 20040324-0033104 and Exhibit C of Instrument No. 20150923-0096488, amended in Instrument No. 20160429-0042099 and Instrument No. 20170426-0041063; Declaration of Covenants, Conditions and Restrictions and Bylaws and all exhibits thereto of record in Instrument No. 20150923-0096488, amended in Instrument No. 20160429-0042099 and Instrument No. 20170426-0041063; Articles of Incorporation/Charter of record in Instrument No. 20150928-0098469; Notice of record in Instrument No. 20090424-0037251; Agreement for dedication of easement for street right of way of record in Instrument No. 20150624-0060668; Easements retained and restrictions contained in Metropolitan Council Bill No. 69-905; Stormwater Detention Agreement of record in Instrument No. 20030417-0051549; Easement to Comcast of Nashville I, LLC of record in Instrument No. 20180207-0012287; Assignment of Developer's Rights of record in Instrument No. 20180209-0013257; all of record in the Register's Office for Davidson County, Tennessee.

Witness my hand this 15th day of October, 2019.

Emily Bowen

Emily Bowen

State of Illinois
County of COOK

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Emily Bowen, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and official seal at Chicago (city), Illinois (state), this 11th day of October, 2019.

Notary Public
My Commission Expires: 12-08-2021

OFFICIAL SEAL
CLAYTON THORN
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires 12-08-2021

File No.: 30371