WARRANTY DEED

Karen Johnson Davidson County
Batch# 310255 DEEDWARR
11/04/2019 01:52:42 PM 2 pgs
Fees: $13.00 Taxes: $999.00

20191104-0113485

J-JP-19-615

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $270,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF OCTOBER, 2019.

Notary Public

MY COMMISSION EXPIRES: 5/3/21

(AFFIX SEAL)

ADAM H JEFFERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-03-2021

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)
MTA Acquisitions LLC	**New Owner**	
(NAME)	(NAME)	**090 15 0 010.00**
2913 A Davis Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(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, **AUDREY C. MOODY, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MTA ACQUISITIONS LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** 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 the 8th Civil District of Davidson County, Tennessee, being Lot No.647 on the Map of CHARLOTTE PARK, SECTION TEN, as of record in Book 2900, Page 78, Register's Office for Davidson County, Tennessee.

Beginning at a point in the westerly margin of River Rouge Drive, common corner of Lots Nos. 646 and 647; thence with the line between said two lots westerly 131.7 feet to the common rear corner of Lots Nos. 645, 646, 647; thence southwesterly with the line between Lots Nos. 645 and 647, 94.3 to a point thence southeasterly 18.6 feet to a point in the northerly margin of Sunliner Drive; thence with the margin of said drive easterly 158.0 feet to a point; thence around a curve northerly 31.3 feet to a point in the westerly margin of River Rouge Drive; thence with said margin northerly 53.0 feet to the point of beginning.

Being the same property conveyed to Audrey C. Moody, by Quitclaim Deed from Thomas H. Womack, Melissa J. Womack and Audrey C. Moody, of record in Instrument No. 20080804-0080259, in the Register's Office of Davidson County, Tennessee, dated July 28, 2008, and recorded on August 04, 2008.

Being the same property conveyed to Thomas H. Womack, IV and Melissa J. Womack, by Quitclaim Deed from Audrey C. Moody, of record in Book 7304, Page 154, in the Register's Office of Davidson County, Tennessee, dated July 20, 1987, and recorded on July 23, 1987.

Being the same property conveyed to Audrey C. Moody, by Warranty Deed from Jackson Moody, of record in Book 3616, Page 59, in the Register's Office of Davidson County, Tennessee, dated July 15, 1963, and recorded on September 04, 1963.

This conveyance is subject to:
- County of Davidson taxes for the year 2020 and thereafter, not yet due and payable.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of CHARLOTTE PARK, SECTION TEN, as recorded in Plat Book 2900, Page(s) 78.

- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **615 River Rouge Drive, 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 31st DAY OF OCTOBER, 2019.

Audrey C. Moody by Mark J. Moody, attorney in fact -

Audrey C. Moody by Mark J. Moody, 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, MARK C. MOODY, 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 AUDREY C. MOODY, and who acknowledged he/she/they executed the same as the free act and deed of the said AUDREY C. MOODY. Said Power of Attorney is of record in Instrument No. 20190923-0096419, Register's Office for Davidson County, Tennessee.

Witness my hand and official seal, this the 31st of October, 2019.

Notary Public
My Commission Expires: 5/3/21
(SEAL)

ADAM H JEFFERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-03-2021

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