WARRANTY DEED

STATE OF ~~TENNESSEE~~ TEXAS
COUNTY OF ~~DAVIDSON~~ TRAVIS

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $275,000.00.

Sasha Moore
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF OCTOBER, 2019.

STEVE DAVIS
Notary Public, State of Texas
Comm. Expires 06-22-2020
Notary ID 129037022

Notary Public

MY COMMISSION EXPIRES: 6.22.20
(AFFIX SEAL)

JM-MR-19-1019

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)
Farmview Homes, LLC	**NEW OWNER**	
(NAME)	(NAME)	
PO Box 330601		**091-04-0-064.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203		
(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, **DERRICK MOORE AND SASHA MOORE, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **FARMVIEW HOMES, LLC, A TENNESSEE LIMITED LIABILILTY 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 Davidson County, Tennessee, being Lot No. 9 on the Plan of University Heights Subdivision Section 2 of record in Plat Book 1424, Page 122, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Beginning at a point in the South margin of College Avenue at the common corner of Lots Nos. 8 and 9; thence with the line between said lots, Southeasterly 102.05 feet to a concrete monument; thence Southwesterly 30.45 feet to a concrete monument; thence Westerly 173.63 feet to the common corners of Lots Nos. 9 and 10; thence with the line between said lots, Northeasterly 133.25 feet to a point, and continuing with the line between said lots, Northerly 35 feet to the South margin of College Avenue; thence with the margin of said Avenue, Easterly along a slight curve, 27.48 feet to the beginning.

Being the same property conveyed to Derrick Moore and Sasha Moore, husband and wife by Warranty deed from Covenant I, LLC, A Tennessee Limited Liability Company of record in Instrument No. 20110124-0006536 Register's Office for Davidson County, Tennessee, dated January 10, 2011 and recorded on January 24, 2011 and Scrivener' s Affidavit Recorded on June 09, 2011 and Recorded in Instrument No. 20110609-0044274.

Sasha Moore referenced in this instrument and Sasha Church Moore referenced in Power of Attorney recorded simultaneously herewith are both and the same person.

This conveyance is subject to:
- Taxes for the year 2020 and subsequent years.
- Plan of record in Plat Book 1424, Page 122, 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: **1019 College Ave, 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.

Karen Johnson Davidson County
Batch# 310280 **DEEDWARR**
11/04/2019 02:20:16 PM 2 pgs
Fees: $13.00 Taxes: $1,017.50

20191104-0113554

Witness my/our hand(s) this the 24th DAY OF OCTOBER, 2019.

Derrick Moore by Sasha Moore as his attorney-in-fact
Derrick Moore
by Sasha Moore as his Attorney-in-fact
Sasha Moore
Sasha Moore

STATE OF ~~TENNESSEE~~ TEXAS SD
COUNTY OF ~~DAVIDSON~~ TRAVIS SD

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

Witness my hand and official seal, this the 24th of October, 2019.

Notary Public
My Commission Expires: 6.22.20
(SEAL)

STEVE DAVIS
Notary Public, State of Texas
Comm. Expires 06-22-2020
Notary ID 129037022

STATE OF ~~TENNESSEE~~ TEXAS SD
COUNTY OF ~~DAVIDSON~~ TRAVIS SD

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SASHA MOORE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 24th of October, 2019.

Notary Public
My Commission Expires: 6.22.20
(SEAL)

STEVE DAVIS
Notary Public, State of Texas
Comm. Expires 06-22-2020
Notary ID 129037022

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