THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 191023152** Karen Johnson Davidson County Batch# 311215 DEEDWARR 11/05/2019 11:13:41 AM 2 pgs Fees: $13.00 Taxes: $1,110.00 20191105-0114205	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $300,000.00. KCM Affiant Subscribed and sworn to before me, this 31st day of October, 2019. Notary Public My Commission Expires: HOLLY DEES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 7, 2023

WARRANTY DEED

Address New Owner: Henry Clark Moore and Brooke Marie Moore 100 Quinn Circle Nashville TN 37210	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 095-09-0-050.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Benjamin J. Lutz and Naomi J. Lutz, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Henry Clark Moore and Brooke Marie Moore, husband and wife**, ("Grantees"), 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 No. 20 and the Northerly 5 feet of Lot No. 21 on the Plan of W.E. Quin, Jr's Lebanon Road Subdivision of record in Plat Book 1424, Page 111, 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 the same property conveyed to Benjamin J. Lutz and Naomi J. Lutz, husband and wife by Warranty deed from Karyn M. Wrye, an unmarried woman of record in Instrument No. 20080829-0088940 Register's Office for Davidson County, Tennessee, dated August 25, 2008 and recorded on August 29, 2008.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2020, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 424, Page 111, Register's Office for Davidson County, Tennessee.

Easement for Sanitary Sewers and/or Strom Drainage of record in Book 4337, page 812, Register's Office for Davidson County, Tennessee.

Easement for Sanitary Sewers and/or Strom Drainage of record in Book 7468, page 593, Register's Office for Davidson County, Tennessee.

Flowage Easement of record in Book 2243, page 121, Register's Office for Davidson County, Tennessee.

This is improved property located at 100 Quinn Circle Nashville TN 37210

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, 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, Grantor has executed this instrument on this 31st day of October, 2019.

Benjamin J. Lutz

Naomi J. Lutz

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Benjamin J. Lutz and Naomi J. Lutz, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of October, 2019.

Notary Public
My Commission Expires: 01/17/21



