WARRANTY DEED

This instrument prepared by:
Christopher J. Thornton, P.C.
1061 Cresthaven Road
Memphis, TN 38119
901-758-2580
Cartus File #3085725

Return to: Karen Johnson Davidson County
Batch# 318886 DEEDWARR
11/25/2019 10:59:00 AM 3 pgs
Fees: $18.00 Taxes: $1,665.00

20191125-0121402

STATE OF Tennessee
COUNTY OF Davidson

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

Affiant

Subscribed and sworn to me, this the 21st day of November, 2019.

Notary Public

My commission expires:

HOLLY DEES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 7, 2023

Property Address:
922 Marina Street
Nashville, TN 37206

Parcel ID:
082 12 0 178.00

Property owner:
Jack Moore
922 Marina Street
Nashville, TN 37206

Mail tax bills to:
New Owner

THIS INDENTURE is made effective the 21st day of November, 2019 by **Patrick Carnell and Laura Carnell, husband and wife,** First Parties, for the purpose of conveying the premises described herein to Jack Moore, a single man, Second Parties. Whenever in this instrument a pronoun is used, it shall be construed to represent either singular or plural, as the case may demand.

WITNESSETH:

That said First Party, for and in consideration of the sum of One and No/100 DOLLARS ($1.00) and other good and valuable consideration to them in hand paid by Second Parties, the receipt of which is hereby acknowledged, have granted, bargained, sold and conveyed, and to hereby grant, bargain sell and convey unto the said Second Parties the following described premises, to-wit:

Land in Davidson County, Tennessee, being Lot Number 59 on the Map of Neil S. Brown's Addition to Edgefield, now East Nashville, of record in Book 57, page 50, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Patrick Carnell, by deed dated February 27, 2015 and recorded on March 3, 2015, from Winward Properties, Inc., of record in Instrument Number 20150303-0018184, Register's Office for Davidson County, Tennessee.

Laura Carnell, wife of Patrick Carnell, party of the first part, joins in the execution of this Warranty Deed for the express purpose of conveying any and all rights which she may have in and to the above described property, but does not join in the covenants and warranties contained herein.

The said party of the first part does hereby covenant with the said party of the second part that they are lawfully seized in fee of the aforedescribed real estate; they have a good right to sell and convey the same; that the same is unencumbered, EXCEPT:

Restrictions, dedications, reservations, setbacks and easements, if any, as indicated and/or shown on that certain Plat recorded in Plat Book 57, at Page(s) 50, Register's Office for Davidson County, Tennessee.

and that the title and quiet possession thereto they will warrant and forever defend against the lawful claims of all persons.

THIS conveyance is made subject to applicable restrictions, building set-back lines, all existing easements, and to all conditions as shown of Public Record.

With the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. **TO HAVE AND TO HOLD THE** said premises to the said Second Parties, their heirs and assigns forever.

And said First Party, for him/her/themself and for their heirs, executors and administrators do hereby covenant with Second Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except taxes for the year 20 20, which are to be prorated between the parties as of the date of closing, the payment of which is assumed by the Second Parties; and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomever.

IN WITNESS WH*EREOF*, *the said First Party have hereunder set their hand and seal the day and year first above written.*

Patrick Carnell

Laura Carnell

STATE OF Tennessee)
COUNTY OF Davidson)

PERSONALLY APPEARED BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, the within named bargainor, **Patrick Carnell**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she executed the within instrument for the purposes therein contained.

WITNESS MY HAND AND SEAL AT OFFICE, in Davidson County, this the 7th day of September, 2019.

NOTARY PUBLIC

My Commission Expires: May 2, 2022

DONSHAI INGRAM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF Tennessee)
COUNTY OF Davidson)

PERSONALLY APPEARED BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, the within named bargainor, **Laura Carnell**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she executed the within instrument for the purposes therein contained.

WITNESS MY HAND AND SEAL AT OFFICE, in Davidson County, this the 7th day of September, 2019.

NOTARY PUBLIC

My Commission Expires: May 2, 2022

DONSHAI INGRAM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

This deed is prepared with information provided by Westcor Land Title Insurance Company. Preparer makes no representation with regard to the title.