Karen Johnson Davidson County
Batch# 352812 DEEDWARR
02/04/2020 09:35:30 AM 4 pgs
Fees: $23.00 Taxes: $2,678.64
20200204-0012590

This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-19-5899

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $ 723,957.60

Affiant

Subscribed and sworn to before me, this the 31st day of January, 2020

Notary Public
My Commission Expires: 11.20.23

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
AH Projects, LLC 8963 Hwy 100 Nashville, TN 37221	AH Projects, LLC	144 15 0 019.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Sue A. Moore, an unmarried woman**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **AH Projects, LLC**, a Tennessee limited liability company hereinafter called the Grantee(s), his/her/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 Lot No. 43 on the Plan of Hillsboro Park, Section II, as of record in Book No. 2331, Pages 61 and 62, Register's Office for said County.

Said Lot No. 43 fronts 181.2 feet on the Westerly side of Kingsbury drive and runs back between lines 344.6 feet on the Northerly side and 532 feet on the Southerly side, to a broken line in the rear on which it measures 246.7 feet thereon.

Being the same property conveyed to Sandy Moore, Jr. and Wife, Sue A. Moore, by Warranty Deed from Karl L. Robinson and Wife, Rose B. Robinson, of record in Book 3900, Page 512, in the Register's Office of Davidson County, Tennessee, dated June 03, 1965 and recorded on June 10, 1965. The said Sandy Moore, Jr. since deceased on October 08, 2019 leaving Sue A. Moore as surviving tenant by the entirety.

This Instrument executed on behalf of Sue A. Moore ("Principal") by Meade Moore pursuant to the Power of Attorney of record in Instrument Number 20200129-0010394, Register's Office for Davidson County, Tennessee. The affidavit of said Attorney in Fact is attached as Exhibit "A" to this instrument and incorporated herein by reference.

This is ☒ improved or ☐ unimproved property located at: **2025 Kingsbury Drive, Nashville, TN 37215**

This conveyance is made subject to 1) Property taxes for the year 2020 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number 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 29th day of January, 2020.

GRANTOR:

Sue A. Moore by Sandy Meade Moore III by Atty-in-Fact

Sue A. Moore by Sandy Meade Moore, III, her Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF Shelby

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Sandy Meade Moore, III the within named bargainor(s), with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of Sue A. Moore ("Principal"), as Attorney-in-Fact and as the free Act and Deed of the said Principal.

WITNESS my hand and seal at office this 29 day of January, 2020.

Thermon Knighten

Notary Public
My Commission expires: 4/26/2020

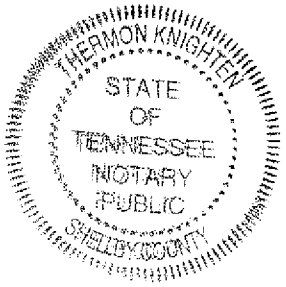


EXHIBIT "A"
TO Warranty Deed
From: Sue A. Moore
To: AH Projects, LLC

STATE OF TENNESSEE
COUNTY OF Shelby

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as Attorney in Fact for the Principal(s) thereon shown.

2. That this execution is proper and within the scope of the Power of Attorney referenced in the instrument.

3. Pursuant to the provisions of Tennessee Code Annotated, Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said documents the Affiant had no knowledge or notice of the termination of the Power-of-Attorney, either by revocation or by the principal's death, disability, or capacity.

Further the Affiant Saith not.

Sandy Moore
Affiant

WITNESS my hand and seal at office this 29 day of January, 2020.

Thermon Knighten
Notary Public
My Commission Expires: 4/26/2020

THERMON KNIGHTEN
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY

202002040012590

COMPASS
LAND TITLE

TRUE COPY CERTIFICATE

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 12/18/22

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY