RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: TN1912937

Karen Johnson Davidson County
Batch# 354550 DEEDWARR
02/06/2020 02:57:30 PM 3 pgs
Fees: $18.00 Taxes: $1,646.50
20200206-0014138

**WARRANTY DEED**

JANE GRAZER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $445,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of January, 2020.

NOTARY PUBLIC

My commission expires: 8/22/22

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

| ADDRESS NEW OWNER: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Justin Allender<br>3218 Meade Ave.<br>Nashville, TN 37211 | Same address as new owner | 133-01-0-145.00 |

FOR AND IN CONSIDERATION of the sum of Four Hundred Forty Five Thousand and 00/100 Dollars ($445,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **SONDRA F. MORRIS, EXECUTOR THE ESTATE OF ROBERT N. MOORE, JR.**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **JUSTIN ALLENDER,A SINGLE PERSON**, hereinafter called the Grantee(s), his heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 9 on the Plan of Wm. Coleman's Subdivision of 7.08 acres off the west part of Radnor College Land, as of record in Plat Book 547, Page 181, Register's Office for said County, to which plan reference is made for a more complete description.

BEING PART OF the same property conveyed to Robert N. Moore, Jr., by Deed in Lieu of Foreclosure from John F. Trudel and wife, Anne L. Trudel, dated 1/3/2011 and recorded 1/7/2011 in Instrument No. 20110107-0002178, in the Register's Office of Davidson County, Tennessee. The said Robert N. Moore, Jr. having since died, testate, on February 28, 2017, his estate being probated under Docket No. PR-9060 in the Probate Court for Williamson County, Tennessee. By his Last Will and Testament filed in Will Book 98, Page 64, in the Probate Court for Williamson County, Tennessee, he appointed Sondra F. Morris as the Executor of his Estate and devised his Residuary Estate to the said Sondra F. Moore.

The address of the herein described property is believed to be 3218 Meade Avenue, Nashville, TN 37211, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), his heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2020 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), his heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 30th day of January, 2020.

**THE ESTATE OF ROBERT N. MOORE, JR.,**

Sondra F. Morris Ex.

BY: Sondra F. Morris as the Executor

STATE OF Arizona
COUNTY OF Pima

Personally appeared before me, a Notary Public, of said County and State, Sondra F. Morris, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be Executor of the Estate of The Estate of Robert N. Moore, Jr.,, the within named bargainor and that she as such Executor, executed the foregoing instrument for the purposes therein contained by signing the name of the Estate by herself, as Executor.

WITNESS my hand and seal, this the 30th day of January, 2020.

Jacqueline L Jones
Notary Public
Pima County, Arizona
My Comm. Expires 01/15/22

Jacqueline L Jones
Notary Public
My commission expires: 01/15/2022

Certificate of Authenticity

I, Kathleen Robson Gordon, do hereby make oath that I am a licensed attorney and/or 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.

Signature

State of TN

County of Williamson

Personally appeared before me, Katherine Warren, a notary public for this county and state, Kathleen Robson Gordon who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Katherine Warren

Notary's Signature

My Commission Expires: 4-13-22.

Notary's Seal (If on paper)

KATHERINE WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD Exp. 4-13-2022

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