WARRANTY DEED

Karen Johnson Davidson County
Batch# 369766 DEEDWARR
03/10/2020 08:04:30 AM 4 pgs
Fees: $23.00 Taxes: $2,146.00
20200310-0026485

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $580,000.00

Kim Abate
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF MARCH, 2020

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

MY COMMISSION EXPIRES: 3/9/22

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Julie Fisher	NEW OWNER	117070A156.00
(NAME)	(NAME)	
2134 Golf Club Lane		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(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 considerations, the receipt of which is hereby acknowledged, we, Francisco Miguel Lucio, III, and wife, and Schulyer Moore Lucio, as to an undivied 50 percent interest and Richard T. Moore, Jr., as to an undivided 50 percent interest, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto Julie Fisher, unmarried, hereinafter called the GRANTEE(S), and/or her 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. 156, as shown on the Plan of Gloucester Square, as of record in Plat Book 4460, Page 50, in the Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description of said lot.
Being the same property conveyed to Richard T. Moore and wife, Cornelia C. Moore by Warranty Deed from Mary H. Walker, widow, dated 02/06/1996 and recorded 02/08/1996, of record in Book 9942, Page 898, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Cornelia C. Moore, Trustee U/A/D September 20, 1999 of the Cornelia C. Moore revocable living trust agreement and any successors in trust, and any amendments thereto by Quit Claim Deed from Cornelia C. Moore, individually dated 10/25/1999 and recorded 12/22/1999, of record in Instrument 19991222030628S, Register's Office for Davidson County, Tennessee.

Cornelia C. Moore having since died on or about June 22, 2001, leaving Richard T. Moore as the surviving tenant by the entirety.

Richard T. Moore having since died on or about September 3, 2016, Pursuant to the Last Will and Testament of Richard T. Moore, Sr., in The Seventh Circuit Court of Davidson County, Tennessee, Docket No. 16P1783, subject property was devised to Kirby Cage Moore, Pursuant to the Order Construction Will and Disclaimers dated May 24, 2017, in The Seventh Circuit Court of Davidson County, Tennessee, Probate Division, Case No. 16P-1783, said Property was vested in Kirby Cage Moore, a 2/3 undivided interest, Richard T. Moore, Jr., a 1/6 undivided interest and Harry Edward Moore, a 1/6 undivided interest.

Being the same property conveyed to Kirby Cage Moore, 2/3 interest, Harry Edward Moore, 1/6 interest and Richard T. Moore, Jr., 1/6 interest, all as tenants in common by Executors Deed from Richard T. Moore, Jr., as Executor of the Estate of Richard T. Moore, Sr., deceased, dated 05/08/2017 and recorded 05/09/2017, of record in Instrument 201705090046112, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Michael P. Davis, Trustee by Quit Claim Deed from Kirby Cage Moore, a 2/3 undivided interest, Richard T. Moore, Jr., a 1/6 undivided interest and Harry Edward Moore, a 1/6 undivided interest and Now Michael P. Davis, Trustee quitclaim and conveyed unto Francisco Miguel Lucio, III and wife, Schuyler Moore Lucio, as to an undivided 50 percent interest and Richard T. Moore, Jr., as to an undivided 50 percent interest, their heirs and assigns, dated 09/08/2017 and recorded 09/14/2017, of record in Instrument 201709140094217, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 2134 Golf Club Lane, Nashville, TN 37215

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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), his/her/their 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), his/her/their 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.

Effective the 6th day of March, 2020 .

Francisco Miguel Lucio, III

Schuyler Moore Lucio by Attorney in fact

Richard T. Moore, Jr.

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Francisco Miguel Lucio, III and Richard T. Moore, Jr., the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 6th day of March, 2020.

Notary Public:
My Commission Expires: 8/15/21

Donald R. Barrett Jr. State of Tennessee Notary Public Williamson County

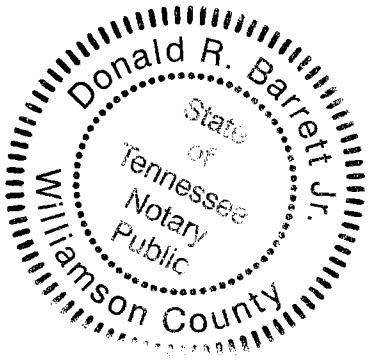
File No.: 670201
Warranty Deed TN

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Francisco Miguel Lucio, III, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who proved himself to be the attorney in fact of Schuyler Moore Lucio and who being authorized to do so acknowledged he executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 6th day of March, 2020.

Notary Public: _____
My Commission Expires: 8/15/21



RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027

CERTIFICATE OF AUTHENTICITY

I, Donald R. Barrett, Jr., 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.

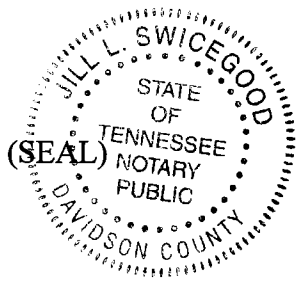
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L Swicegood, a notary public in and for the aforesaid county and state, the within named Donald R. Barrett, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



(SEAL)

Notary Public

My Commission Expires: July 9, 2022

900