# WARRANTY DEED

Karen Johnson Davidson County
Batch# 427068 DEEDWARR
06/26/2020 11:28:26 AM 2 pgs
Fees: $13.00 Taxes: $277.50

20200626-0069346

O-RHD-20-1713

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $75,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF JUNE, 2020.

Notary Public

MY COMMISSION EXPIRES: 7/6/20

(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

**THIS INSTRUMENT WAS PREPARED BY**

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER (S) |
|---|---|---|
| **Sky Houses, Inc., a Tennessee corporation** | new owner | |
| (NAME) | (NAME) | **081-07-0-169.00** |
| **2505 Hester Ct.** | | |
| (ADDRESS) | (ADDRESS) | |
| **Nolensville, TN 37135** | | |
| (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 consideration, the receipt of which is hereby acknowledged, **ESTATE OF ROBERT N. MOORE, JR.,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SKY HOUSES, INC., A TENNESSEE CORPORATION,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 59 on the Plan of George Shields Second Addition to North Nashville, of record in Plat Book 57, Page 146, 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 Robert N. Moore, Jr. by Cash Deed from Samuel R. Pierce, Jr., Secretary of Housing and Urban Development, of Washington, D.C., of record in Book 5939, Page 157, Register's Office for Davidson County, Tennessee, dated September 17, 1982 and recorded on September 20, 1982.

The said Robert N. Moore, Jr. having since died testate on or about 2/28/2017. Sondra F. Morris, Executor of the Estate of Robert N. Moore, Jr. has full power to convey said property pursuant to the will of record in Clerk and Master, Probate Court of Williamson County, Tennessee, Docket No. P9060.

This conveyance is subject to:
- 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 57, Page 146, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1713 Seifried St., Nashville, Tennessee 37208**.

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), their heirs and 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), their heirs and 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.

Witness my/our hand(s) this the 15th DAY OF JUNE, 2020.

Estate of Robert N. Moore, Jr.

BY: _____
Sondra F. Morris
Executor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SONDRA F. MORRIS, EXECUTOR of the ESTATE OF ROBERT N. MOORE, JR., to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 15th of June, 2020.

_____
Notary Public
My Commission Expires:
(SEAL)

Margaret R. Means
State of Tennessee Notary Public
Davidson County
My Commission Expires September 7, 2021

**RETURN TO:**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212