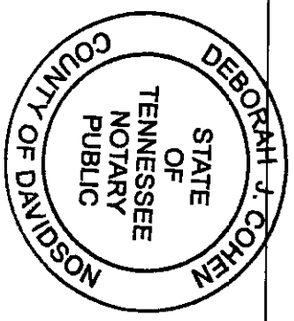
Karen Johnson Davidson County
Batch# 440861 DEEDWARR
07/20/2020 03:21:18 PM 2 pgs
Fees: $13.00 Taxes: $370.00

20200720-0079517



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$100,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE **17TH** DAY OF **JULY, 2020.**

Notary Public

MY COMMISSION EXPIRES: **May 2, 2022**

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
KAREN OWEN MOORE	**SAME**	**090-04-0-006.00**
(NAME) **6408 FRISCO AVENUE**	(NAME)	
(ADDRESS) **NASHVILLE, TN 37209**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **WE, DEEDEE BRICKNER, MARRIED AND LISA DODGE GRAU, MARRIED,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO , **KAREN OWEN MOORE,** HEREINAFTER CALLED THE GRANTEE, HER 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 "Parcel A Reserved" on the Plat of West Nashville Annex, a Resubdivision of Lots 21, 22, 39, 40 and 41, as of record in Plat Book 3106, page 25, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

And also conveyed without warranties of title is that portion of Alley No. 1502, closed by Bill No. 088-161, of the Metropolitan Government of Nashville and Davidson County, Tennessee, lying to the rear line of said Parcel A Reserved.

Being part of the same property conveyed to DeeDee Brickner and Lisa Dodge, by Warranty Deed from Vicki Dorris Johnson, unmarried, dated September 23, 2004 and recorded on September 27, 2004, of record in Instrument No. 20040927-0116201, Register's Office for Davidson County, Tennessee. The said Lisa Dodge is now known as Lisa Dodge Grau.

This conveyance is subject to matters shown on the Plan of record in Plat Book 3106, Page 25, Restrictive Covenants of record in Book 3225, Page 205; and any and all other easements, restrictions, and conditions of record which may affect said property in the Register's Office for Davidson County, Tennessee.

unimproved (X)
This is improved( ) property, known as **704 ANNEX AVENUE, NASHVILLE, TN 37209**
(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 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. 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 our hands this 17th day of July, 2020.

DEEDEE BRICKNER

LISA DODGE GRAU

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 **Deedee Brickner and Lisa Dodge Grau**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 17th day of July, 2020.

My Commission Expires: **May 2, 2022**

Notary Public

